

**206, 26 Val Gardena View SW**  
**Calgary, Alberta**

**MLS # A2218617**



**\$265,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	635 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

This 1 bedroom 1 bathroom condo in the Summit of Montreux is bright, clean and move in ready. Unit includes a well laid out kitchen, spacious living/dining combination, primary bedroom with walk thru closet to the 4 piece bathroom, in suite laundry and private balcony. The unit has been well maintained with newer appliances and fresh paint. Includes one titled parking stall and one titled storage locker. This is a very well managed building which includes a fitness/workout room, bicycle storage and ample visitor parking. This is the perfect SW location, walking distance to shops and services including Aspen Landing. Plus quick access to Stoney Trail and minutes to the c-train and Westside Rec.