

# \$1,085,000 - 53 Val Gardena View Sw, Calgary

MLS® #A2254516

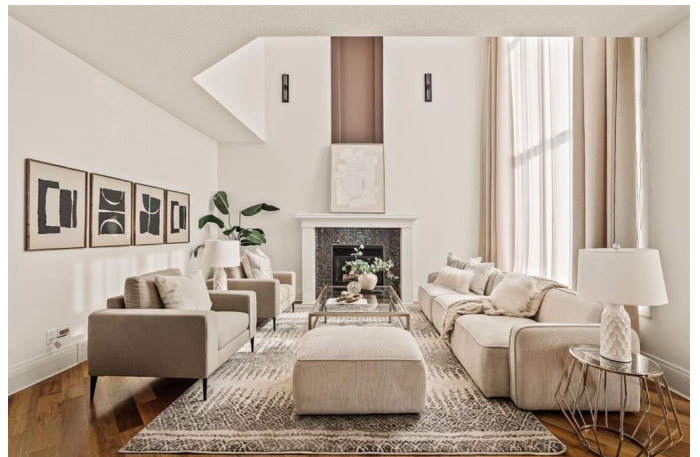
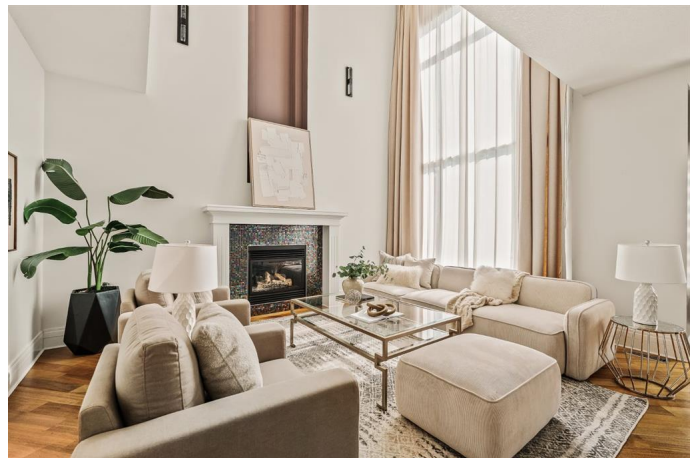
**\$1,085,000**

4 Bedroom, 4.00 Bathroom, 2,115 sqft

Residential on 0.18 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE â€“ Sat Sept 13 (12 â€“ 2pm)  
This is a RARE OPPORTUNITY to secure your view lot, backing the pond, with a wonderful SE exposure, on Calgaryâ€™s wonderful Westside, an IDEAL LOCATION, just steps to Aspen Landing! This two storey walkout sits on a 7674 sq ft pie shaped lot, beautifully landscaped overlooking an expansive hillside of trembling aspen â€“ PRIVATE & QUIET, a SERENE location, with WONDERFUL VIEWS! (Bring your camera, the fall colours will be spectacular!). This home offers 3145 sq ft of developed living space over three levels. Highlights include maple hardwoods and 9â€™™ ceilings which run throughout the main and upper levels, quartz countertops throughout, designer lighting and window coverings, NEW appliances and toilets, NEW hi-efficiency furnace and hot water tank and a home finished in a soft white palette throughout. This home is move-in ready and available for a quick possession. On the main you will love the Great Room in back, under a 19â€™™ cathedral ceiling, overlooking the gardens and THE VIEW to the SE. The Great Room opens to the refreshed kitchen and breakfast nook. The main level also enjoys a proper Living Room and Dining Room as well as a private Den/Home Office. Upstairs the Primary retreat overlooks the green space & pond with a WARM & BRIGHT SE exposure. Here you will find a sharp 5pc en suite and walk-in closet. The two additional beds up also enjoy hardwood floors and share



a 4pc bath, with quartz countertops. The walkout has been fully developed with a large open Rec Room, and third full bath and a flex room which could easily accommodate your house guests. The walkout lead directly to a rear patio and expansive gardensâ€! PRIVATE & QUIET!

Built in 2005

### Essential Information

MLS® #	A2254516
Price	\$1,085,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,115
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	53 Val Gardena View Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5Z7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove, Water Purifier
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Views, Creek/River/Stream/Pond, Environmental Reserve, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	RE/MAX First
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