

# \$1,099,900 - 24 Val Gardena Court Sw, Calgary

MLS® #A2219988

**\$1,099,900**

5 Bedroom, 4.00 Bathroom, 2,363 sqft

Residential on 0.26 Acres

Springbank Hill, Calgary, Alberta

Elegant Family Home in Prestigious  
Springbank Hill

Discover luxury, convenience, and natural beauty in this stunning Springbank Hill home, nestled in a highly sought-after community. Located on quiet, low-density streets, this family-friendly setting is perfect for children and pets.

Spacious & Thoughtfully Designed

• Over 3350 sq. ft. of developed space on nearly ¼ acre, backing onto a wooded ravine—ideal for gardening and outdoor activities.

• Safe, fenced backyard where children can play and enjoy the outdoors.

Warm & Inviting Main Floor

• Cozy great room with a fireplace, perfect for relaxing evenings.

• Premium kitchen featuring a gas stove and stainless-steel appliances.

• Sunlit dining area with breathtaking wooded ravine views—a perfect spot for morning coffee.

• Expansive windows throughout, filling the home with natural light and beautiful scenery.

• Bright den, ideal for work-from-home needs.

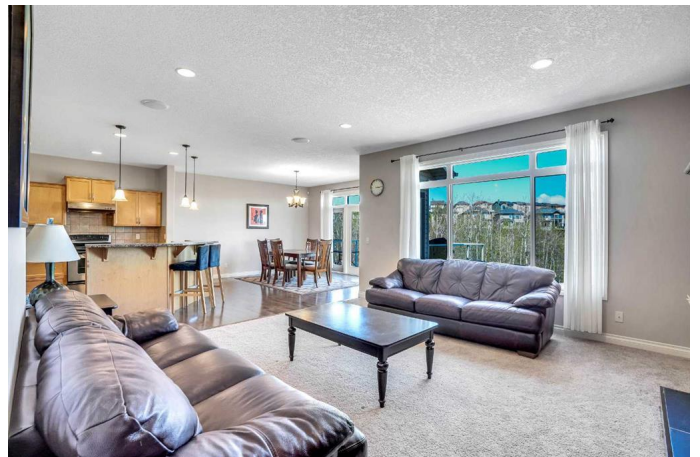
Comfortable & Spacious Upstairs

• Primary suite with 5pc ensuite and granite countertops for a touch of elegance.

• Two additional bedrooms with a Jack and Jill 5pc bath featuring double sinks.

Impressive Walk-Out Basement

• Fully finished with 9-foot ceilings, two



bedrooms, and a full bath.

â€¢ Adds an additional 900 sq. ft. of living space.

Oversized Double Garage

â€¢ Provides ample storage space for vehicles and equipment.

Prime Location & Accessibility

â€¢ Green space just 1 minute awayâ€”perfect for children's sports and activities.

â€¢ Easy access to 85 Street, 17 Avenue, Stoney Trail Ring Road, the Rockies, downtown, and the LRT.

â€¢ Close to shops, services, excellent schools, walk paths, green spaces, and the Westside Recreation Centre.

â€¢ Located in Springbank Hill, with nearby communities including Aspen Woods and Signal Hill.

Vacant & Easy to Show! This exceptional home wonâ€™t stay on the market for longâ€”schedule your viewing today!

Built in 2007

## Essential Information

MLS® #	A2219988
Price	\$1,099,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,363
Acres	0.26
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	24 Val Gardena Court Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0L4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Barbecue, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Many Trees, No Neighbours Behind, Views, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 11th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Kingsland Realty
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