

\$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.

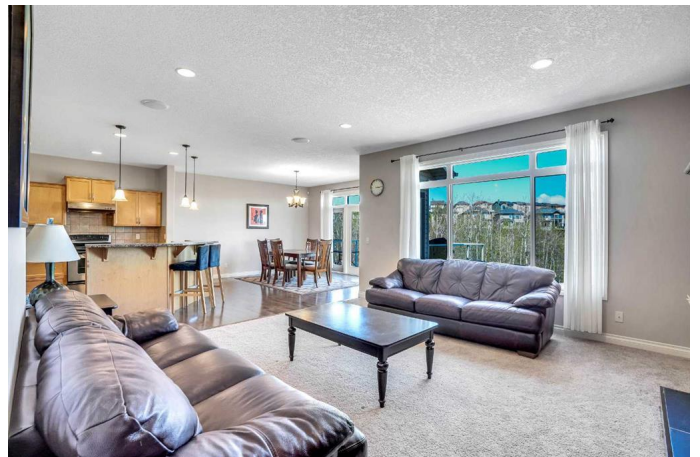
Comfortable & Spacious Upstairs

• 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 won'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 | 3 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Kingsland Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.