

# \$1,198,000 - 40 Val Gardena Court Sw, Calgary

MLS® #A2236762

**\$1,198,000**

3 Bedroom, 3.00 Bathroom, 2,620 sqft

Residential on 0.14 Acres

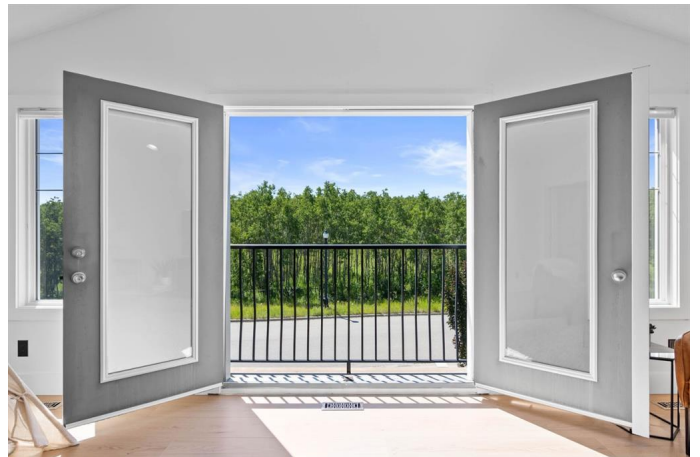
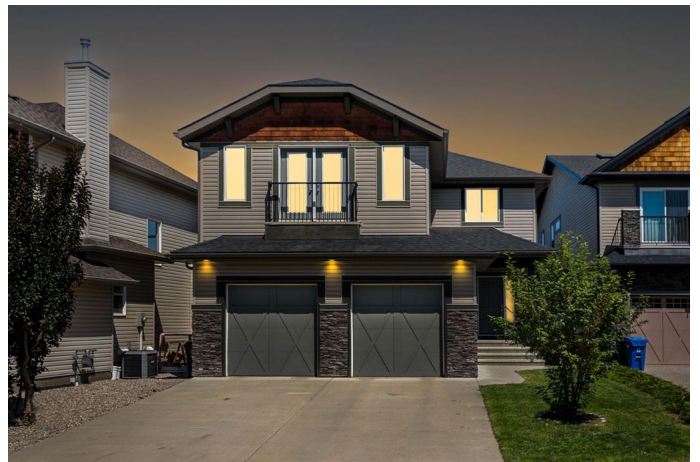
Springbank Hill, Calgary, Alberta

\*Open house July 13th Sunday 1-3:30 pm\*  
\*Watch the Video\* Spacious Family Home with Walkout Basement in Quiet Cul-De-Sac  
â€“ 40 Val Gardena Court SW, Springbank Hill. Welcome to this beautifully maintained family home located in the prestigious and peaceful Springbank Hill community. Tucked into a quiet cul-de-sac, this 2,620 sq ft two-storey property offers space, comfort, and flexibility for modern livingâ€”ideal for families who value safety, light, and convenience.

Enjoy gorgeous green space with mature trees directly in front of the house, creating a tranquil setting and offering stunning views from the bonus room upstairs. With newer flooring and fresh paint throughout, this home is move-in ready.

The home features 3 bedrooms, 2.5 bathrooms, a main floor office, and a bright open-concept layout with a spacious kitchen, walk-in pantry, and large windows that flood the interior with natural light. The living room showcases a stunning vaulted ceiling, adding a sense of openness and elegance to the main floor. The bonus room upstairs is an incredibly versatile spaceâ€”perfect as a family room, a large home office, or a kids' playroom.

You'll appreciate the oversized double attached garage, central air conditioning, and two furnaces that ensure optimal comfort throughout the seasons. The unfinished



walkout basement (1,119 sf floor area) boasts impressive 9-foot ceilings and is large enough to accommodate two additional bedrooms, a bathroom, and a recreation areaâ€”itâ€™s a blank canvas ready for your personal design.

Springbank Hill is one of Calgaryâ€™s most desirable southwest communities, known for its upscale homes, natural green spaces, and family-friendly streets. The area offers convenient access to top-rated public and private schools, parks, walking trails, and excellent amenities including the Westside Recreation Centre, Aspen Landing and Westhills Shopping Centres, and the LRT.

Located right next to Stoney Trail, this home provides quick and easy access to both the north and south ends of the city, and you're just about 20 minutes from downtown Calgary, making daily commuting and weekend plans simple and stress-free.

This is a perfect opportunity to settle into a quiet, safe, and established neighborhood with room to grow and make it truly your own.

Built in 2009

**Essential Information**

MLS® #	A2236762
Price	\$1,198,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,620
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	40 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	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

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

## **Listing Details**

Listing Office	CIR Realty
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