40 Val Gardena Court SW

Calgary | Active | MLS® A2355091

$1,110,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2009**	**2,620 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Kananaskis in the city - and a VIEW over the ravine - exposure to the trees, front & back, a TRANQUIL setting, bathed in natural light! This home has it all…. a quiet cul de sac location, a view to the ravine and a home LOADED with features - in Montreux - steps to Aspen Landing! On the main you will love the 9’ ceilings, wideplank luxury vinyl, flat ceilings with pot lights, B/I speakers and a kitchen featuring quartz countertops and a complimentary granite island/breakfast bar. The Great room sits under a towering 18’ ceiling, with a bank of windows and a view to the ravine, the kitchen opens to a wonderful dining space and the main floor also features a private den/home office. Upstairs, the wideplank luxury vinyl continues … the Bonus Room is a dream, under 11’ ceilings with a calming view to the green space beyond. The primary bedroom enjoys a full 5pc en suite bath with quartz countertops - GORGEOUS! The two additional beds up, are well sized and share a 4pc bath, also with quartz countertops. This home has been extensively renovated and refreshed featuring a soft white palette, designer lighting and window coverings, quartz countertops throughout, wideplank luxury vinyl on the main and upper levels, Central A/C and an over-sized garage. This is a GREAT LOCATION in Montreux, a quiet and peaceful community on Calgary’s westside, steps to the many shops and services at Aspen Landing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355091
Bedrooms	3
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,620 sq. ft.

Main Level Finished Area:	1,438 sq. ft.
Upper Level Finished Area:	1,180 sq. ft.
Acreage:	No
Lot Area:	6,038 sq. ft.
Lot Frontage:	44'10"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0710419
Heating:	Forced Air
Basement:	Full, Unfinished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Stone, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Springbank Hill
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 15'5" × 13'9" ·
Main Floor	Kitchen · 15'4" × 12'10" ·
Main Floor	Dining Room · 13'3" × 11'11" ·
Main Floor	Den · 11'9" × 9'11" ·
Main Floor	Laundry · 8' × 5'5" ·
Main Floor	Mud Room · 9'11" × 6' ·
Upper Level	Bonus Room · 19' × 13'2" ·
Upper Level	Bedroom - Primary · 16' × 12'7" ·
Upper Level	Bedroom · 13'10" × 9'11" ·
Upper Level	Bedroom · 12'7" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Balcony, Playground
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Cul-De-Sac, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-val-gardena-court-sw-calgary-a2355091/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 25, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.