# \$499,900 - 2205, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2202608

# \$499,900

2 Bedroom, 2.00 Bathroom, 1,151 sqft Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the heart of Springbank Hill. This stunning unit boasts a private south-facing balcony, a huge deck with an extra storage room attached, and a titled underground parking stall. The bright, open-concept layout has been meticulously maintained and thoughtfully upgraded.

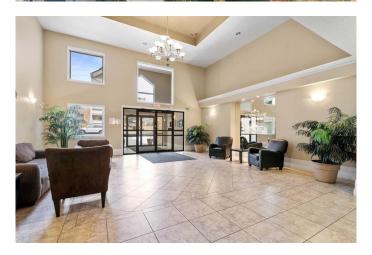
Recent renovations include brand-new appliances, new flooring throughout, updated countertops, cabinets, lighting, and a new washer and dryer. The spacious primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the additional 4-piece bath.

Enjoy the convenience of in-suite laundry, heated underground parking, and bike storage in this exceptionally well-managed building with a healthy reserve fund. Nestled in a quiet yet central location, you're just moments from transit, shopping, and fantastic amenities.

This is truly one of the best units in the entire complexâ€"don't miss out on this incredible opportunity. Schedule your viewing today!







# **Essential Information**

MLS® # A2202608 Price \$499,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,151 Acres 0.00

Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 2205, 7451 Springbank Boulevard Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H4K5

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Storage, Visitor Parking

Parking Spaces 1

Parking Underground

# Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings

Heating Hot Water

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

# of Stories 3

# **Exterior**

Exterior Features None

Construction Vinyl Siding, Wood Frame

# **Additional Information**

Date Listed March 18th, 2025

Days on Market 10

Zoning DC

HOA Fees 120

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR 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.