

# \$559,000 - 20, 7401 Springbank Boulevard Sw, Calgary

MLS® #A2208890

**\$559,000**

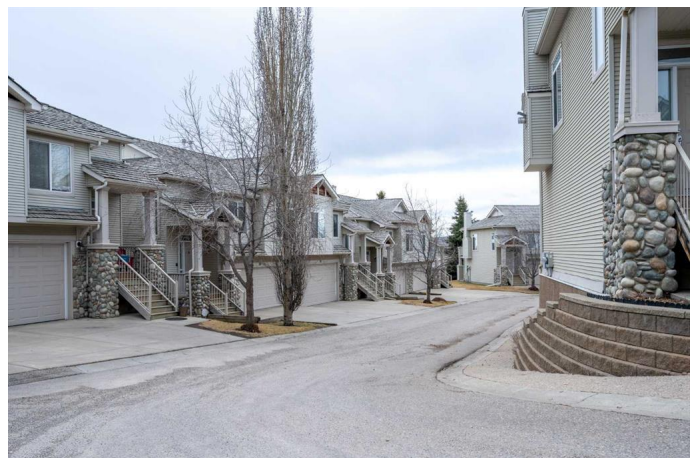
2 Bedroom, 2.00 Bathroom, 1,451 sqft

Residential on 0.06 Acres

Springbank Hill, Calgary, Alberta

Welcome to this beautifully updated Bareland Duplex located in the highly sought-after community of Springbank Hill! Nestled in a serene and meticulously maintained neighborhood, this home offers a perfect blend of comfort, convenience, and carefree living. Bright and airy, the home is bathed in natural light, with two generously sized Bedrooms and a Full 4-piece Bathroom. The NEWLY RENOVATED Kitchen is both stylish and functional, seamlessly flowing into the inviting Living area – perfect for relaxing or entertaining. The fully finished Walk-out Basement offers a cozy Family Room with a 3-Piece Bathroom, providing excellent flexibility, ideal for guests, family, or a peaceful retreat. Enjoy modern updates throughout, including in the updated Kitchen and Bathrooms, enhances both style and functionality. Keep your vehicles secure in the spacious Double attached Garage, ensuring warmth and safety year-round. With minimal exterior upkeep, you™ll have more time to enjoy the beauty of Springbank Hill. This home is just minutes from top-rated schools, shopping centers, parks, and the new ring road, making it perfect for families, professionals, or those looking to downsize without sacrificing convenience. Don't miss out on this incredible opportunity to own this move-in-ready home in one of Calgary™s most desirable neighborhoods!

Built in 2004



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2208890               |
| Price          | \$559,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,451                  |
| Acres          | 0.06                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 20, 7401 Springbank Boulevard Sw |
| Subdivision | Springbank Hill                  |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5R2                          |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Balcony, Lighting  
Lot Description        Back Yard, Cul-De-Sac, Landscaped, Lawn, Low Maintenance  
                                 Landscape, No Neighbours Behind, Treed  
Roof                        Cedar Shake  
Construction           Vinyl Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed                April 9th, 2025  
Days on Market         9  
Zoning                      R-G  
HOA Fees                  120  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office             Unison Realty Group Ltd.

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