# \$499,500 - 2205, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2202608

# \$499,500

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.

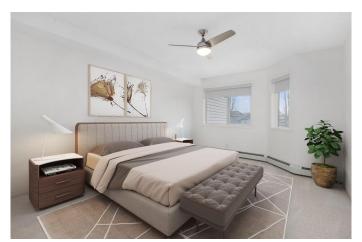
Recent renovations include brand-new appliances, new flooring throughout, updated countertops, cabinets, lighting, and a new washer and dryer. The spacious primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the additional 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 \$499,500

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 140

Zoning DC

HOA Fees 120

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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