


2107, 7451 Springbank Boulevard SW
Calgary, Alberta

MLS # A2236057



\$425,000



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|--------------------|---|---------------|-------------------|--------|
| Division: | Springbank Hill | | | |
| Type: | Residential/Low Rise (2-4 stories) | | | |
| Style: | Apartment-Single Level Unit | | | |
| Size: | 1,114 sq.ft. | Age: | 2000 (25 yrs old) | |
| Beds: | 2 | Baths: | 2 | |
| Garage: | Parkade | | | |
| Lot Size: | - | | | |
| Lot Feat: | - | | | |
| Heating: | Baseboard, Fireplace(s), Hot Water | | Water: | - |
| Floors: | Other | | Sewer: | - |
| Roof: | - | | Condo Fee: | \$ 648 |
| Basement: | - | | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | | Zoning: | DC |
| Foundation: | Poured Concrete | | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) | | | |
| Inclusions: | BBQ | | | |

Welcome to Your Next Chapter in Springbank! Step into modern comfort with this beautifully updated 2-bedroom, 2-bathroom condo, perfectly nestled in one of Calgary’s most desirable communities. With over 1,100 square feet of thoughtfully designed living space, this move-in-ready home is the perfect blend of style, function, and charm. From the moment you walk through the door, you're greeted with a bright, open-concept layout, freshly painted walls, and bamboo flooring that flows seamlessly throughout. The spacious living room is bathed in natural light thanks to the sunny south-facing balcony, complete with a cozy gas fireplace—ideal for curling up during Calgary’s crisp winter evenings. Love to cook and entertain? You’ll appreciate the airy kitchen with plenty of prep space, a new induction range with convection oven, a sleek new microwave hood fan and new dishwasher. Whether you're hosting friends or whipping up a weeknight dinner, this kitchen delivers. The primary bedroom is your personal retreat, featuring a dual walk-through closet and a private 4-piece ensuite. You’ll also enjoy in-suite laundry, generous in-unit storage, tons of visitor parking and two titled parking stalls with additional storage—a rare find! This is not a ground-floor unit—it’s elevated over 7 feet for added privacy and peace of mind. Located just minutes from top-rated schools, universities, parks, shopping, and every amenity you could need, this home is more than a place to live—it’s a smart investment in your future. Whether you’re a first-time buyer or savvy investor, this condo offers unbeatable value in a thriving community. Don't wait—book your private showing today and discover all the features this home has to offer!