

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

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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 complex—don't miss out on this incredible opportunity. Schedule your viewing today!



Built in 2001

## 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	121
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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