

# \$499,600 - 2205, 7451 Springbank Boulevard Sw, Calgary

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MLS® #A2202608

**\$499,600**

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, youâ€™re just moments from transit, shopping, and fantastic amenities.

This is truly one of the best units in the entire complexâ€”donâ€™t miss out on this incredible opportunity. Schedule your viewing today!



Built in 2001

## Essential Information

MLS® #	A2202608
Price	\$499,600
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	53
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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