\$449,900 - 1207, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2215152

\$449,900

2 Bedroom, 2.00 Bathroom, 841 sqft Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

This executive 2 bed 2 bath residence is situated in the highly desirable community of Signal Hill. Offering the perfect blend of comfort and style, making it ideal for every lifestyle. As you enter you will notice the gleaming hardwood floors, the pride of ownership throughout and the well thought out open floor plan. The kitchen is a focal point with solid wood custom cabinetry, upgraded stainless steel appliances, tile backsplash, a large corner pantry for additional storage and a flush eating bar. Perfect for entertaining this seamlessly flows to the bright dining area, and large living room showing a gas fireplace with stunning stone detail. Off the living room you can step out onto your covered balcony â€" an inviting outdoor space surrounded by serene trees; perfect for enjoying the sunshine. The deck also includes a convenient storage room for seasonal or outdoor gear. The well sized primary has a walk-in closet and convenient 3 pc bath. The second bedroom is situated on the opposite side of the condo, offering privacy. It is conveniently located near the main 4pc bathroom, making it ideal for guests or family members. Additional highlights include a TANDEM DOUBLE titled heated underground secure parking, in suite stacked laundry room, bonus amenity room with library & pool table and secure bike room. This home is in a prime location on the quiet side of the building, with wheelchair accessibility. Enjoy







the close proximity to the mountains, Westside Rec, Aspen Landing Shopping District, 69th street C Train station, Signal Hill Shopping Centre, Griffiths Woods Park and major roads like Stoney Trail making commuting a breeze. This is an exceptionally well-managed building with a healthy reserve fund that is senior friendly. Don't miss this opportunity and view the online virtual tour or schedule your private showing today!

Built in 2000

Essential Information

MLS® # A2215152 Price \$449,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 841
Acres 0.00
Year Built 2000

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 1207, 7451 Springbank Boulevard Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 4K5

Amenities

Amenities Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Bicycle

Storage, Gazebo, Picnic Area, Party Room, Recreation Facilities,

Recreation Room

2

Parking Spaces

Parking Garage Door Opener, Heated Garage, Parkade, Titled, Underground,

Tandem

Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan,

Vinyl Windows, Low Flow Plumbing Fixtures, Track Lighting

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Baseboard

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 4

Exterior

Exterior Features Balcony

Construction Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed April 28th, 2025

Days on Market 13
Zoning DC
HOA Fees 120

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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