

\$404,900 - 2301, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2210981

\$404,900

2 Bedroom, 2.00 Bathroom, 970 sqft
Residential on 0.00 Acres

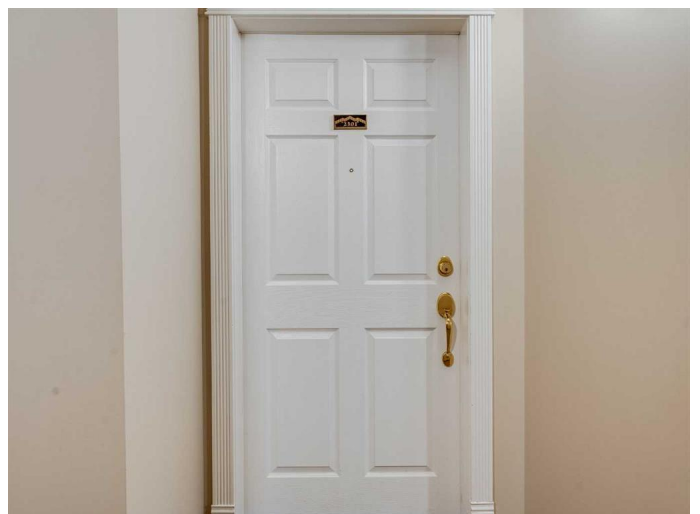
Springbank Hill, Calgary, Alberta

QUIET TOP FLOOR UNIT! Beautiful Vaulted Ceilings, Extra-Large Windows and gleaming hardwood floors create a bright atmosphere. Gas Fireplace. Great kitchen with island - stools included! LG Washer and Dryer replaced in 2024. LG Refrigerator; LG Microwave Hood Fan; LG Electric Range/Oven & LG Dishwasher all replaced in 2023. Fireplace serviced April 2025. Split floor plan allows privacy to both bedrooms. 4-Piece Ensuite Bath with large shower and separate Soaking Tub plus another full 4-piece Bath. Laundry room houses full sized washer and dryer plus room for supplies. There is a great Recreation Room tucked in by the right side of the Elevator with nice windows, a pool table, books, desk, table and chairs for playing games or just to enjoying some quiet time. (open door to staircase leading to Rec Room) Close-by Titled Parking Stall. Bike Racks available. Lovely outdoor seating area with benches, in front of complex. Pilot light in fireplace is not on; Fireplace serviced in April 2025.

Built in 2000

Essential Information

MLS® #	A2210981
Price	\$404,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

Community Information

Address	2301, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Other, Recreation Room
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Laminate Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line, Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 1st, 2025
Days on Market	72
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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