

# \$425,000 - 2107, 7451 Springbank Boulevard Sw, Calgary

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MLS® #A2236057

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,114 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

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 liveâ€”itâ€™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 waitâ€”book your private showing today and discover all the features this home has to offer!

Built in 2000

**Essential Information**

MLS® #	A2236057
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2107, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

**Amenities**

Amenities	Elevator(s), Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade

**Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	75
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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