

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

MLS® #A2210981

\$404,900

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

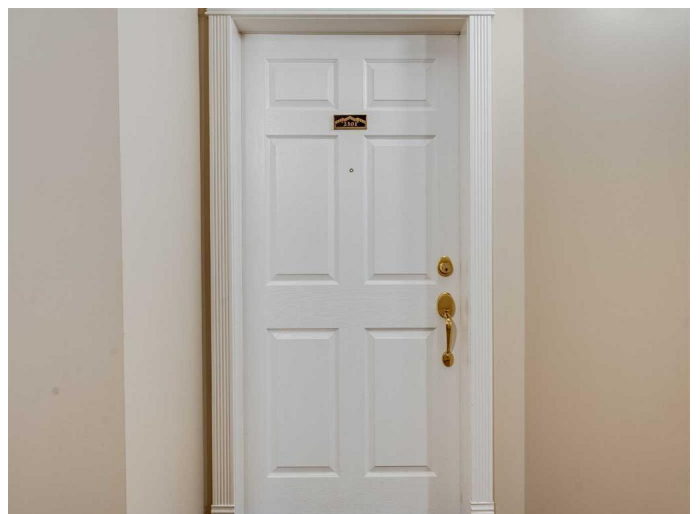
Springbank Hill, Calgary, Alberta

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, Recreation Room, Secured Parking, Visitor Parking, Other, Trash |
| Parking Spaces | 1 |
| Parking | Titled, Underground |
| # of Garages | 1 |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 1st, 2025 |
| Days on Market | 63 |
| Zoning | DC |
| HOA Fees | 120 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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