

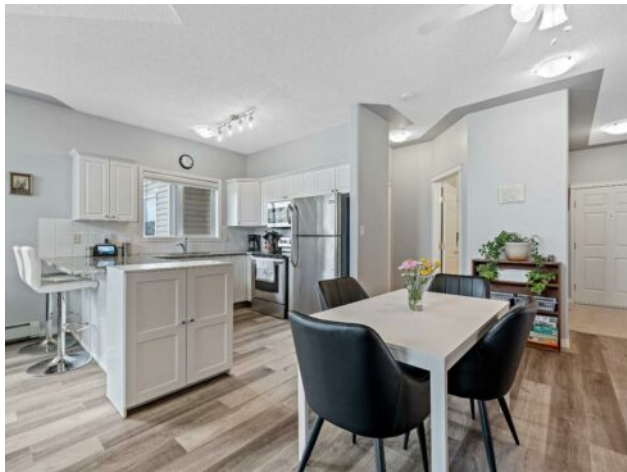


GRASSROOTS
REALTY GROUP

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**1306, 7451 Springbank Boulevard SW
Calgary, Alberta**

MLS # A2223125



\$425,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, Heated Garage, Owned, Parkade, Secured, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: BBQ on the Deck

Welcome to a beautifully UPDATED TOP-FLOOR retreat nestled in the highly sought-after Springbank Hill community—perfect for those looking to simplify life without sacrificing style, comfort, or space. This 2-bedroom, 2-bathroom gem offers vaulted 12' ceilings, expansive windows, and a serene view of lush trees and green lawns—creating a peaceful, light-filled atmosphere ideal for relaxed living. Step into a thoughtfully designed layout beginning with a private tiled entryway and coat closet, leading to a spacious and sunlit living area. Tastefully RENOVATED in 2020, this home features luxury 12MM VINYL PLANK flooring with soundproofing, modern lino in bathrooms and laundry, fresh paint throughout, and stylish lighting updates that truly elevate the space. The renovated kitchen is a cook's dream, complete with GRANITE countertops, undermount sink, STAINLESS STEEL appliances, and a new dishwasher. A large eating bar invites gatherings, while a rare kitchen window brings in even more natural light. The primary bedroom suite is generously sized with a bright window, WALK-IN/WALK-THROUGH closet, and a private 3-piece ensuite. The second bedroom is quite generous offers privacy at the opposite end of the unit—ideal for guests or a quiet home office. Enjoy cozy winter evenings by the gas fireplace or summer mornings on your private balcony, complete with gas BBQ hookup and an exterior storage room. Added comforts include: Spacious laundry room with new washer/dryer and storage shelving Titled underground parking plus ample visitor spots Building amenities including a multi-purpose room, pool table, library, and bike storage This is low-maintenance living at its finest—just minutes to Stony Trail for easy city access or a scenic drive to Canmore, Banff, and the great outdoors. Whether

you're downsizing, right-sizing, or simply looking for an elegant space to enjoy life on your terms, this rare top-floor unit offers unmatched value and lifestyle. Book your private showing today—opportunities like this don’t last!