



GRASSROOTS
REALTY GROUP

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2107, 7451 Springbank Boulevard SW
Calgary, Alberta

MLS # A2236057



\$425,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,114 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s), Hot Water

Floors: Other

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 648

LLD: -

Zoning: DC

Utilities: -

Inclusions: BBQ

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 live—it'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 wait—book your private showing today and discover all the features this home has to offer!

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