



**GRASSROOTS**  
REALTY GROUP

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**2205, 7451 Springbank Boulevard SW  
Calgary, Alberta**

**MLS # A2250493**



**\$454,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 631
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the heart of Springbank Hill. This stunning unit boasts a private south-facing balcony, a huge deck with an extra storage room attached, and a titled underground parking stall. The bright, open-concept layout has been meticulously maintained and thoughtfully upgraded. Recent renovations include brand-new appliances, new flooring throughout, updated countertops, cabinets, lighting, and a new washer and dryer. The spacious primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the additional 4-piece bath. Enjoy the convenience of in-suite laundry, heated underground parking, and bike storage in this exceptionally well-managed building with a healthy reserve fund. Nestled in a quiet yet central location, you're just moments from transit, shopping, and fantastic amenities. This is truly one of the best units in the entire complex—don't miss out on this incredible opportunity. Schedule your viewing today!