



**GRASSROOTS**  
REALTY GROUP

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2206, 7451 Springbank Boulevard SW  
Calgary, Alberta

MLS # A2264480



**\$399,900**

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,171 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks, Storage		

Inclusions: None

Fabulous 2 bedroom, 2 full baths, end unit in Mountain View Terrace in Springbank Hill! Meticulously maintained, this bright and open corner unit is inviting and perfect for entertaining, offering, a spacious living/dining room with corner gas fireplace and open to a sparkling, white kitchen with ample cupboard and counter space. The master bedroom is complimented by a generous walk-in closet and huge 4-piece ensuite. The second bedroom is conveniently located on the other side of the unit providing privacy and ease of access to main bath. New stacked washer and dryer (2024) and new microwave hood cover (2025)! Enjoy a large, south facing deck including exterior storage room, in-suite laundry and a secured underground, titled parking stall with additional caged storage in front of stall. Perfect location! A wonderful place to call home!