



**GRASSROOTS**  
REALTY GROUP

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**2107, 7451 Springbank Boulevard SW  
Calgary, Alberta**

**MLS # A2267707**



**\$425,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s), Hot Water

**Floors:** Ceramic Tile, Other

**Roof:** -

**Basement:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** -

**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:** n/a

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, wanting to downsize or a 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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