



**2206, 7451 Springbank Boulevard SW
Calgary, Alberta**

MLS # A2289221



\$369,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,171 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s)

Floors: Carpet, Linoleum, Tile

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding

Foundation: -

Features: Ceiling Fan(s), Open Floorplan, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: \$ 674

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Unbeatable value in this 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!