



**1106, 7451 Springbank Boulevard SW
Calgary, Alberta**

MLS # A2126198



\$404,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	973 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Come check out this spectacular spacious & bright 2 bedroom condo! Open house Saturday July 27th 1-3pm and Sunday July 28th 3-5pm. Welcome to your move-in-ready serene sanctuary in the heart of Springbank Hill! This immaculate MAIN FLOOR condo perfectly combines comfort, convenience, and sophistication. Step inside to an inviting OPEN CONCEPT layout that seamlessly integrates the living, dining, and kitchen areas, creating an IDEAL SPACE for both relaxation and entertaining. The living room features a CHARMING FIREPLACE, adding warmth and ambiance to cozy evenings spent indoors. The well-appointed kitchen boasts a stylish BREAKFAST BAR, perfect for casual dining or hosting guests while preparing meals. One of the highlights of this condo is the OVERSIZED PATIO, where you can unwind and enjoy the tranquil views of the lush green space surrounding the property. Whether savouring your morning coffee or hosting a summer BBQ, this outdoor oasis is sure to impress. This unit also features two spacious bedrooms, including a primary suite with its own ENSUITE bathroom, providing the ultimate retreat at the end of the day. Additional conveniences include secure titled UNDERGROUND parking with an additional storage cage, an IN-UNIT LAUNDRY room, and a large outdoor storage closet for all your needs. Located in the prestigious community of Springbank Hill, this condo offers easy access to a wealth of amenities, including parks, schools, shopping, and dining options. With its blend of modern comfort and natural beauty, this is truly a place you'll be proud to call home. Don't miss the opportunity to make this EXCEPTIONAL property yours!