



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

MLS # A2163947



\$389,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	973 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Stunning fresh upgrades in this beautiful, exclusive corner main floor unit in Springbank Hill. This exceptional 2-bedroom, 2-bathroom condo offers a blend of comfort and style, ideal for every lifestyle. The thoughtfully designed kitchen offers ample counter space with breakfast bar perfect for casual dining and entertaining. The adjacent living room features a cozy gas fireplace, creating a warm and inviting ambiance for relaxation. The expansive, dedicated dining area is perfect for hosting dinners and gatherings. Step outside onto your private patio, where you'll find a large storage closet. Inside, you'll appreciate the well-thought-out features including a spacious pantry combined with a convenient laundry room, and a large entryway that enhances the home's welcoming atmosphere. Additional highlights include stunning hardwood floors, tiled underground secure parking with an additional storage cage, bonus amenity room with library & pool table and secure bike room. The condo's prime location offers easy access to major roads and is just moments away from a range of amenities. Enjoy the nearby Westside Recreation Centre, the shopping and dining options at Signal Hill Centre, and the natural beauty of Griffiths Woods Park. This home is the perfect blend of modern comfort and prime location. Don't miss the opportunity to make this exceptional property your new home.