



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2301, 7451 Springbank Boulevard SW
Calgary, Alberta

MLS # A2210981



\$404,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	970 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Two Bar Stools.		

QUIET TOP FLOOR UNIT! Beautiful Vaulted Ceilings, Extra-Large Windows and gleaming hardwood floors create a bright atmosphere. Gas Fireplace. Great kitchen with island - stools included! LG Washer and Dryer replaced in 2024. LG Refrigerator; LG Microwave Hood Fan; LG Electric Range/Oven & LG Dishwasher all replaced in 2023. Fireplace serviced April 2025. Split floor plan allows privacy to both bedrooms. 4-Piece Ensuite Bath with large shower and separate Soaking Tub plus another full 4-piece Bath. Laundry room houses full sized washer and dryer plus room for supplies. There is a great Recreation Room tucked in by the right side of the Elevator with nice windows, a pool table, books, desk, table and chairs for playing games or just to enjoying some quiet time. (open door to staircase leading to Rec Room) Close-by Titled Parking Stall. Bike Racks available. Lovely outdoor seating area with benches, in front of complex. Pilot light in fireplace is not on; Fireplace serviced in April 2025.