

# \$469,000 - 20, 7401 Springbank Boulevard Sw, Calgary

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MLS® #A2120237

**\$469,000**

2 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.06 Acres

Springbank Hill, Calgary, Alberta

Welcome to the Homes at Springbank!  
Backing onto green space, this semi-detached duplex style townhome showcases 3 bedrooms 2 full bathrooms, and an abundance of natural light drenching the home in warmth. A front foyer leads up to the main level featuring 9' ceilings and an open floor plan that's perfectly blends function and form. The living room is adorned with natural light and is anchored by a tile surround gas fireplace with mantle. Sliding glass doors access the balcony allowing you to enjoy BBQs or a glass of wine after a long day. The heart of the home, the kitchen, offers plenty of maple cabinets, pantry, prep space, and dining area. The primary retreat offers a large picture window, a spacious walk-through closet and access to the main floor's 4pc bath. A second bedroom is ideal for the growing family, guests, or a home office. As you make your way to the lower level, you'll be able to access the double attached garage and under stair storage. Double doors open to the spacious family room (possible 3rd bedroom) with patio doors to the rear patio and yard. Enjoy a 3pc bath and utility room that includes the laundry area. This impeccably maintained condo provides excellent management, manicured grounds, and no neighbours behind! Homeowners will love that the complex is pet friendly (board approval is required) and is home to many long-term residence. Explore all the walking trails, bike paths, parks, and the convenience of public transit that's just outside the



complex's main entry. Springbank is a wonderful community and is minutes to Westside Rec, West Hills shopping centre, and an easy escape to the mountains.

Built in 2004

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2120237               |
| Price          | \$469,000              |
| Sold Price     | \$500,828              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 962                    |
| Acres          | 0.06                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 20, 7401 Springbank Boulevard Sw |
| Subdivision | Springbank Hill                  |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5R2                          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,                     |

|                 |                                |
|-----------------|--------------------------------|
|                 | Refrigerator, Stove(s), Washer |
| Heating         | Forced Air, Natural Gas        |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas                            |
| Has Basement    | Yes                            |
| Basement        | Finished, Full, Walk-Out       |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Lighting                                             |
| Lot Description   | Back Yard, Cul-De-Sac, L Neighbours Behind, Landscap |
| Roof              | Cedar Shake                                          |
| Construction      | Vinyl Siding                                         |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2024 |
| Date Sold      | April 8th, 2024 |
| Days on Market | 4               |
| Zoning         | R-2             |
| HOA Fees       | 105.00          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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