

\$475,000 - 22, 7401 Springbank Boulevard Sw, Calgary

MLS® #A2127453

\$475,000

3 Bedroom, 2.00 Bathroom, 953 sqft
Residential on 0.06 Acres

Springbank Hill, Calgary, Alberta

Discover modern comfort and convenience in this impeccable split-level duplex in sought after Springbank Hill. With a double attached garage and nestled in a quite small condo community, this property has tons of amazing features including 3 bedrooms and 2 full bathrooms. The walk-out bottom level enhances the appeal, offering easy access to outdoor living spaces. Step inside to find a meticulously maintained interior, adorned with all fresh paint throughout, exuding a sense of warmth and sophistication. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for gatherings and everyday living. 2 spacious bedrooms on the main floor provide ample room for whatever family dynamic is involved. The primary has a walk-in closet as well as a built-in wardrobe. The lower level can be used as a living space or a bedroom with en-suite. The attached garage features 220V power, perfect for electric car charging. Conveniently located in a sought-after community, residents will enjoy easy access to Stoney Trail and a wealth of amenities, including shopping, dining, recreation, and more. With its prime location and desirable features, this duplex split-level townhome unit presents a rare opportunity for discerning buyers seeking the perfect blend of style and functionality in Calgary.

Built in 2004



Essential Information

MLS® #	A2127453
Price	\$475,000
Sold Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	953
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	22, 7401 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R2

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Level
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 20th, 2024
Days on Market	11
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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