

\$424,900 - 2312, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2141952

\$424,900

2 Bedroom, 2.00 Bathroom, 977 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to your cozy retreat in the heart of Springbank Hill! This top-floor 2-bedroom, 2-bathroom apartment offers a perfect blend of convenience and comfort. Nestled in a peaceful neighbourhood, this recently updated home is an excellent opportunity for first-time buyers, downsizers, or investors looking for a turnkey property. Perched on the top floor, you'll welcome the unparalleled privacy and tranquility that comes with being the sole resident of this uppermost level, free from any neighbours above. The spacious unit offers stunning vaulted ceilings in the main living areas with an open concept layout that is ideal for entertain guests with ease. The timeless white kitchen offers ample space and features a suite of new stainless-steel appliances, new quartz countertops with waterfall edge and new faucet. The kitchen effortlessly connects to the dining room and living room, facilitating seamless hosting or of for those with children. The living room is flooded in natural light streaming through large windows; highlighted with a gas-burning fireplace creating a comfortable ambiance for relaxation. The property has two generously sized bedrooms on either side of the unit making each room more private. The primary bedroom has a walkthrough closet and 4-piece bathroom. The second bedroom and 4-piece bathroom makes a great space for a guest room or home office. Off the living room is a sunny private balcony



with views into the courtyard and offers a comfortable space for a BBQ (with gas line) & seating area and has an exterior storage room. Completing this property is a spacious storage room with in-suite laundry, added storage, and a secure underground titled parking stall with storage locker providing added convenience for your daily life. This property is completely move-in ready with all new appliances including washer and dryer, new countertops throughout, new faucets and fresh painted. Don't miss this opportunity to own in the vibrant Springbank Hill community with its countless amenities and prime location.

Built in 2001

Essential Information

MLS® #	A2141952
Price	\$424,900
Sold Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	977
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2312, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

Amenities

Amenities	Elevator(s), Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 23rd, 2024
Days on Market	33
Zoning	DC (pre 1P2007)
HOA Fees	120.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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