

\$499,900 - 26, 7401 Springbank Boulevard Sw, Calgary

MLS® #A2152854

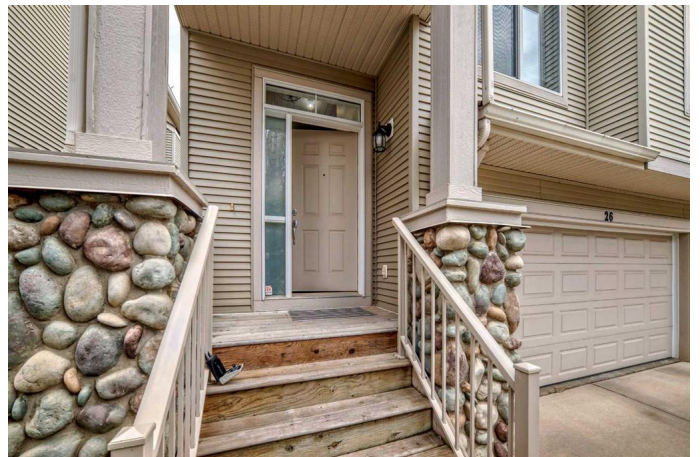
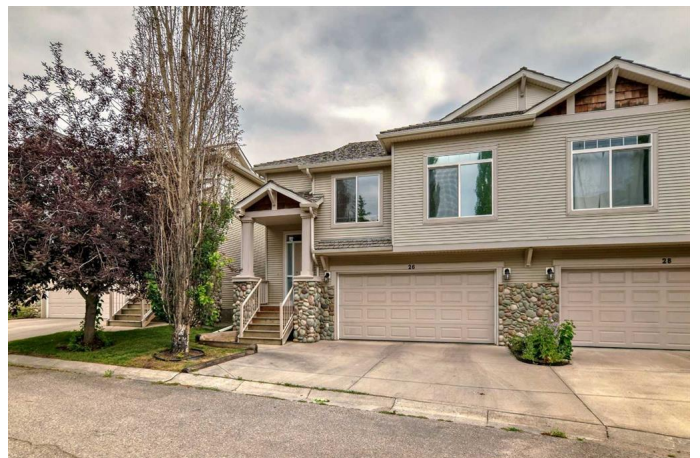
\$499,900

3 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.06 Acres

Springbank Hill, Calgary, Alberta

Welcome to the beautiful community of Springbank! This townhome, located with a backdrop of green space, features a semi-detached duplex style with 3 bedrooms and 2 full bathrooms. Natural light floods the home, creating a warm and inviting atmosphere throughout. As you enter, a front foyer leads to the main level where 9' ceilings and an open floor plan seamlessly blend functionality and style. The living room is bathed in natural light and highlighted by a tile surround gas fireplace with a mantle. Sliding glass doors open to the balcony, perfect for enjoying BBQs. The kitchen, the heart of the home, offers plenty of maple cabinets, a pantry, ample prep space, and a dining area. The primary bedroom features a large picture window, a spacious walk-through closet, and access to the main floor's 4-piece bath. A second bedroom is ideal for a growing family, guests, or as a home office. Descending to the lower level, you have access to the double attached garage with EV charging and under stair storage. Double doors open to a spacious family room, which could serve as a potential third bedroom, with patio doors leading to the rear patio and yard. A 3-piece bath and utility room, including the laundry area, complete this level. This well-maintained condo complex offers excellent management, beautifully landscaped grounds, and the advantage of no rear neighbors. Residents will appreciate the pet-friendly policy (subject to board approval) and the community's reputation for long-term



residents. Enjoy nearby walking trails, bike paths, parks, and convenient access to public transit just outside the complex. Located in the desirable Springbank community, you're minutes away from Westside Rec, West Hills shopping center, and a quick drive to the mountains.

Built in 2005

Essential Information

MLS® #	A2152854
Price	\$499,900
Sold Price	\$523,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	26, 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	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 8th, 2024
Days on Market	13
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	PREP Realty
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