

\$389,900 - 1106, 7451 Springbank Boulevard Sw, Calgary

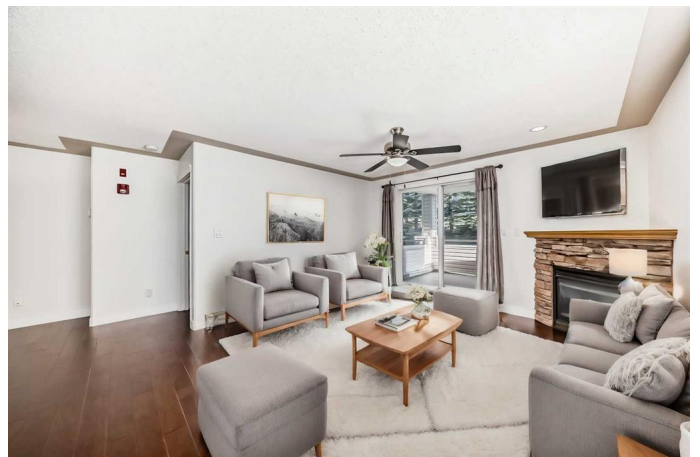
MLS® #A2163947

\$389,900

2 Bedroom, 2.00 Bathroom, 973 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Stunning fresh upgrades in this beautiful, exclusive corner main floor unit in Springbank Hill. This exceptional 2-bedroom, 2-bathroom condo offers a blend of comfort and style, ideal for every lifestyle. The thoughtfully designed kitchen offers ample counter space with breakfast bar perfect for casual dining and entertaining. The adjacent living room features a cozy gas fireplace, creating a warm and inviting ambiance for relaxation. The expansive, dedicated dining area is perfect for hosting dinners and gatherings. Step outside onto your private patio, where you'll find a large storage closet. Inside, you'll appreciate the well-thought-out features including a spacious pantry combined with a convenient laundry room, and a large entryway that enhances the home's welcoming atmosphere. Additional highlights include stunning hardwood floors, titled underground secure parking with an additional storage cage, bonus amenity room with library & pool table and secure bike room. The condo's prime location offers easy access to major roads and is just moments away from a range of amenities. Enjoy the nearby Westside Recreation Centre, the shopping and dining options at Signal Hill Centre, and the natural beauty of Griffiths Woods Park. This home is the perfect blend of modern comfort and prime location. Don't miss the opportunity to make this exceptional property your new



home.

Built in 1999

Essential Information

MLS® #	A2163947
Price	\$389,900
Sold Price	\$373,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1106, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

Amenities

Amenities	Elevator(s), Picnic Area, Recreation Room, Secured Parking, Visitor Parking, Bicycle Storage, Other
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Stove, Washer/Dryer
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Storage
Construction	Wood Frame

Additional Information

Date Listed	September 8th, 2024
Date Sold	December 4th, 2024
Days on Market	87
Zoning	DC (pre 1P2007)
HOA Fees	120.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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