

\$509,995 - 32, 7401 Springbank Boulevard Sw, Calgary

MLS® #A2167542

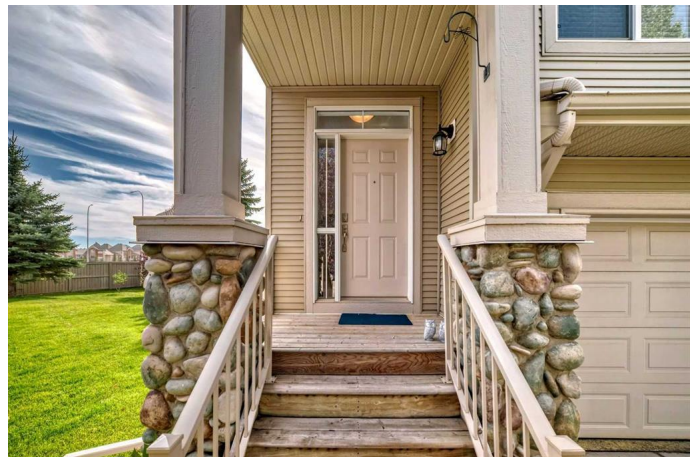
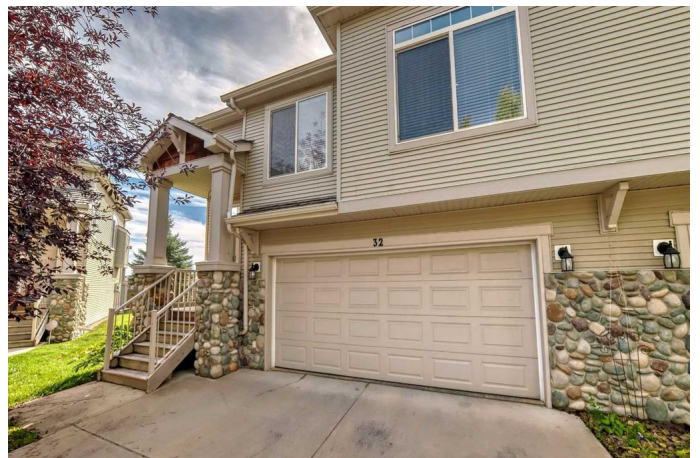
\$509,995

2 Bedroom, 2.00 Bathroom, 1,442 sqft

Residential on 0.07 Acres

Springbank Hill, Calgary, Alberta

Here is a Stylish & Affordable Springbank Hill Townhouse Condo set in a PRISTINE LOCATION! Amazing Sunny SOUTH Light All day long. Move in READY with Beautiful Vinyl-Plank Flooring & Pristine White Kitchen. Newer Steel Appliances with Centre-island & Space enough for the Small Table. Recently Added Extra Pot lighting and overhead fixtures too! Generous Space in the MAIN Living Area with EAST Light in the Morning, SOUTH Light most of the Day with WEST MOUNTAIN Views too! Morning Coffee outside on your 15 x 4 DECK, Transom Windows for loads of Natural South light. Good Sized Master Bedroom with new blinds, walk-in closet and freshly cleaned carpets. Bedroom 2 presently used as office but nice size as well. Both Bedrooms on the North Side of the building,..Super Quiet! Extra Level down the stairs configured as BAR/Workout, could be used for older kids or guests, as desired with 2 PCE Bath. Double Attached Garage with Extra lighting (Difficult to find at this price point) Newer carpets on the stairs, fantastic Laundry Configuration in the Mechanical Room & Recently serviced Furnace too! Greenspace in the common area, with Large Shed for this UNIT & Double Deck/Patio Options too. Extremely Well-Managed & professionally managed complex in a private setting for years to come. Quick Access to Westside REC-Centre, Convenience Store/Shops, Ring-Road Access, Pathways Parks & Walkways in Springbank hill & Surrounding AREA. Close to Public/Private



Schools. New Smoke/co2 detectors. Clean as a whistle. Liberal Dog/Cat Policy no size/lbs limit in a Family-Friendly Condo Complex!

Built in 2004

Essential Information

MLS® #	A2167542
Price	\$509,995
Sold Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,442
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	32, 7401 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Paved

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Animal Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Barbecue, Private Entrance
Lot Description	Corner Lot, Cul-De-Sac, Few Trees, No Neighbours Behind, Views
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2024
Date Sold	October 10th, 2024
Days on Market	19
Zoning	R2
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.