

# \$442,500 - 1212, 7451 Springbank Boulevard Sw, Calgary

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MLS® #A2223359

**\$442,500**

2 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE SUNDAY, JUNE 27. 1:00-3:00 PM. This beautiful, sunny two-bedroom condo unit has two full bathrooms and is located in desirable Springbank Hill just minutes away from the Westhills, Signal Hill and Aspen Woods shopping districts, the Westside Recreation Centre, and provides quick access to transit and Stoney Trail. Newly painted, the unit has a bright, open floor plan with high-end stainless-steel kitchen appliances, a peninsular breakfast bar and a natural gas fireplace. The in-suite laundry boasts full-sized, high-efficiency appliances and shelving for storage. New plush carpet and waterproof underlay were installed in July 2023. The unit features a sunny south-facing covered deck with a natural gas BBQ hook-up, a large on-deck storage locker, two titled parking stalls in the heated underground parking facility with a newly constructed storage cage perfect for housing tires and larger items. The property provides secured bicycle storage in the underground parking facility and is located with easy access to bike trails and Griffiths Woods Park. A bonus amenity space with reading materials and a pool table is located above the third floor. A new security system, installed at the property in 2024, provides digital access to the building and its parking facilities. The primary bedroom, with its walk-in closet, includes a 4pc ensuite with a soaker tub, separate stand-up shower



and linen closet. A second 4pc bathroom is located immediately adjacent to the second bedroom with its own linen closet; both bedrooms are also equipped with lighted ceiling fans. The foyer & bedroom closets as well as the on-deck storage locker are outfitted with organizer units to maximize utility. With its proximity to shopping, schools, parks, transit and easy access to Stoney, Sarcee, Glenmore and Crowchild Trails, this move-in ready unit has it all. Book your showing today! Click on the Feature Sheet icon above to view video and the Virtual Tour icon above to view the Tour. NO DOGS ALLOWED.

Built in 1999

### **Essential Information**

MLS® #	A2223359
Price	\$442,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1212, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

### **Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage
Parking Spaces	2
Parking	Parkade, Titled
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Brick Facing
# of Stories	3

## Exterior

Exterior Features	Balcony, Storage
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	53
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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