

# **\$479,000 - 2205, 7451 Springbank Boulevard Sw, Calgary**

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MLS® #A2250493

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the heart of Springbank Hill. This stunning unit boasts a private south-facing balcony, a huge deck with an extra storage room attached, and a titled underground parking stall. The bright, open-concept layout has been meticulously maintained and thoughtfully upgraded.

Recent renovations include brand-new appliances, new flooring throughout, updated countertops, cabinets, lighting, and a new washer and dryer. The spacious primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the additional 4-piece bath.

Enjoy the convenience of in-suite laundry, heated underground parking, and bike storage in this exceptionally well-managed building with a healthy reserve fund. Nestled in a quiet yet central location, youâ€™re just moments from transit, shopping, and fantastic amenities.

This is truly one of the best units in the entire complexâ€™donâ€™t miss out on this incredible opportunity. Schedule your viewing today!



Built in 2001

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250493          |
| Price          | \$479,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,151             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 2205, 7451 Springbank Boulevard Sw |
| Subdivision | Springbank Hill                    |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T3H4K5                             |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Hot Water                                                                                    |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 3                                                                                            |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 86                |
| Zoning         | DC                |
| HOA Fees       | 120               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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