

**2306, 7451 Springbank Boulevard SW
Calgary, Alberta**

MLS # A2219728



\$469,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,180 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Top-Floor Corner Unit | Vaulted Ceilings | Skyline & Mountain Views | 1,179 SQFT Welcome to unit 2306 at 7451 Springbank Blvd SW?. A rare top-floor corner unit offering incredible value in one of Calgary's most sought-after communities. With 1,179 sq ft of beautifully maintained living space, this home is flooded with natural light thanks to its south-facing orientation, oversized windows, and soaring vaulted ceilings. The open-concept kitchen features stone countertops, stainless steel appliances, and ample cabinetry, and flows seamlessly into the dining area and living room, where you'll find a cozy gas fireplace and access to your private deck. Enjoy BBQs with a built-in gas line, stunning skyline and mountain views, and a large private storage closet right on the deck for added convenience. Inside, the large primary bedroom retreat offers plenty of room for a sitting area or workspace, a walk-in closet, and a 4-piece ensuite with soaker tub and separate shower. The second bedroom is spacious and located across from the full guest bath, creating privacy and flexibility. Titled underground parking with a secure storage cage, a dedicated in-suite laundry room, air conditioning, clean neutral finishes throughout, and vaulted ceilings in the living/dining area with east and south-facing windows all add to the appeal, along with affordable condo fees in a very well-managed building. Springbank Hill is known for its quiet streets, scenic pathways, and unbeatable access to everything?, minutes to Westside Rec Centre, Aspen Landing, 69 Street LRT, top-rated schools, and an easy drive downtown or west to the mountains via Stoney Trail and Highway 8. This home is move-in ready and perfect for downsizers, first-time buyers, or anyone looking for comfort, light, and location in one of Calgary's top communities.? THIS IS THE ONE! Call your

Realtor® and book a showing today before this one is gone!