

**2304, 7451 Springbank Boulevard SW  
Calgary, Alberta**

**MLS # A2291052**



**\$429,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 653
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** n/a

Welcome to #2304, 7451 Springbank Boulevard SW, a bright and well-maintained end-unit 2-bedroom, 2-bathroom condo located in a professionally managed complex in Calgary's desirable southwest. This thoughtfully designed home offers an open-concept layout with large windows throughout, allowing natural light to pour in from multiple exposures—an advantage unique to end units. The spacious living and dining areas flow seamlessly, creating a comfortable and functional space for both everyday living and entertaining. The primary bedroom features its own ensuite bathroom, providing privacy and convenience, while the second bedroom is generously sized—perfect for guests, a home office, or additional family members. A second full bathroom adds flexibility and comfort for daily use. Additional highlights include in-suite laundry, neutral finishes, and a private balcony ideal for relaxing or enjoying your morning coffee. The building itself welcomes you with a grand lobby, elevator access, and well-maintained common areas, reflecting strong management and pride of ownership throughout the complex. Conveniently located close to shopping, public transit, parks, and major roadways, this home offers an excellent opportunity for first-time buyers, downsizers, or investors seeking value, comfort, and long-term potential in SW Calgary.