

1301, 7451 Springbank Boulevard SW
Calgary, Alberta

MLS # A2343489



\$419,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,110 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 669
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)

Inclusions: fridge, electric stove, hood fan, built-in dishwasher, microwave hood fan, washer, dryer, vacuum system with attachments, all window coverings, wall air conditioner

Exceptional location, minutes to shopping, parks and easy access to the Rocky Mountains. From the moment you enter the building, it is clear it is a well-maintained complex. This well-cared for unit offers over 1,100 sq ft of living space with two bedrooms, two full bathrooms and numerous upgrades throughout. The main living space welcomes you with an open feel, a beautiful fireplace and vaulted ceilings. Sliding patio doors lead to a generous size balcony with a gas line for a BBQ and plenty of room for outdoor seating and entertaining. The open concept kitchen is both functional and inviting, offering a large breakfast bar, dining area, ample cabinetry, generous counter space and a convenient corner pantry. The two bedrooms are thoughtfully positioned on opposite sides of the unit, providing added privacy. The primary bedroom includes a spacious walk-through closet leading to a full ensuite with a separate tub and shower. Additional features include secure titled underground parking, plenty of visitor parking, a storage cage in the parkade and a private storage room conveniently accessed from the balcony. This building also offers secure bicycle storage in the parkade and a recreation room with a pool table and library. Cats are welcome with board approval. A rare combination of affordability, space, comfort and convenience in a sought-after location. Book your showing today.