

1202, 7451 Springbank Boulevard SW
Calgary, Alberta

MLS # A2351249



\$424,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,175 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 712
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (PRE 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated 2nd-floor condo with 2 bedrooms and 2 bathrooms! This floor plan is arguably one of the best in the complex, with large windows throughout the open living, dining and kitchen area that fill the space with natural light. Both bedrooms are spacious, with the primary offering a walk-through closet and a large ensuite with a shower stall. The second bedroom is ideal for guests, a home office or a studio. Step out to the large private south facing deck with a generous storage unit, perfect for relaxing or entertaining. You'll also enjoy an in-suite laundry room with extra storage and a rare bonus: TWO titled indoor heated parking stalls, with the option to add storage lockers in front of the stalls. New carpet throughout makes this a great buy. All of this in a very well-managed and well-maintained complex.