$435,000 - 1207, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2215152

$435,000
2 Bedroom, 2.00 Bathroom, 841 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

This executive 2 bed 2 bath residence is situated in the highly desirable community of Signal Hill. Offering the perfect blend of comfort and style, making it ideal for every lifestyle. As you enter you will notice the gleaming hardwood floors, the pride of ownership throughout and the well thought out open floor plan. The kitchen is a focal point with solid wood custom cabinetry, upgraded stainless steel appliances, tile backsplash, a large corner pantry for additional storage and a flush eating bar. Perfect for entertaining this seamlessly flows to the bright dining area, and large living room showing a gas fireplace with stunning stone detail. Off the living room you can step out onto your covered balcony â€” an inviting outdoor space surrounded by serene trees; perfect for enjoying the sunshine. The deck also includes a convenient storage room for seasonal or outdoor gear. The well sized primary has a walk-in closet and convenient 3 pc bath. The second bedroom is situated on the opposite side of the condo, offering privacy. It is conveniently located near the main 4pc bathroom, making it ideal for guests or family members. Additional highlights include a TANDEM DOUBLE titled heated underground secure parking, in suite stacked laundry room, bonus amenity room with library & pool table and secure bike room. This home is in a prime location on the quiet side of the building, with wheelchair accessibility. Enjoy

the close proximity to the mountains, Westside Rec, Aspen Landing Shopping District, 69th street C Train station, Signal Hill Shopping Centre, Griffiths Woods Park and major roads like Stoney Trail making commuting a breeze. This is an exceptionally well-managed building with a healthy reserve fund that is senior friendly. Donâ€™t miss this opportunity and view the online virtual tour or schedule your private showing today!

Built in 2000

Essential Information

MLS® #	A2215152
Price	$435,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1207, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Gazebo, Picnic Area, Party Room, Recreation Facilities, Recreation Room
Parking Spaces	2

Parking	Garage Door Opener, Heated Garage, Parkade, Titled, Underground, Tandem

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Low Flow Plumbing Fixtures, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 28th, 2025
Days on Market	50
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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