

# \$409,900 - 2206, 7451 Springbank Boulevard Sw, Calgary

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MLS® #A2264480

**\$409,900**

2 Bedroom, 2.00 Bathroom, 1,171 sqft  
Residential on 0.00 Acres

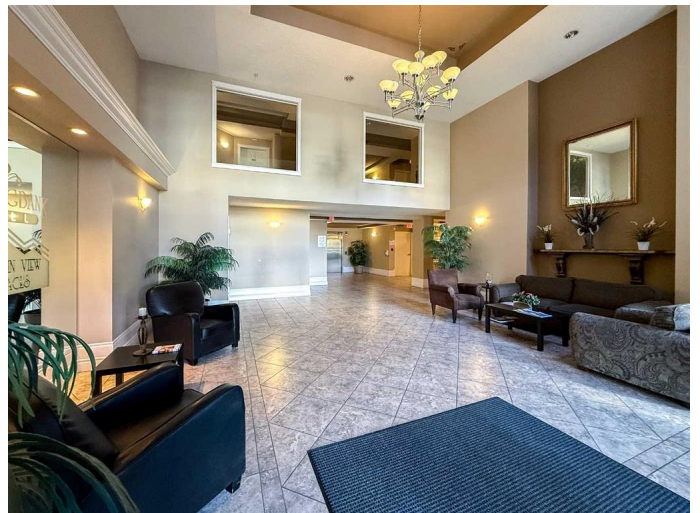
Springbank Hill, Calgary, Alberta

Fabulous 2 bedroom, 2 full baths, end unit in Mountain View Terrace in Springbank Hill! Meticulously maintained, this bright and open corner unit is inviting and perfect for entertaining, offering, a spacious living/dining room with corner gas fireplace and open to a sparkling, white kitchen with ample cupboard and counter space. The master bedroom is complimented by a generous walk-in closet and huge 4-piece ensuite. The second bedroom is conveniently located on the other side of the unit providing privacy and ease of access to main bath. New stacked washer and dryer (2024) and new microwave hood cover (2025)! Enjoy a large, south facing deck including exterior storage room, in-suite laundry and a secured underground, titled parking stall with additional caged storage in front of stall. Perfect location! A wonderful place to call home!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264480  |
| Price          | \$409,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,171     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2001              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 2206, 7451 Springbank Boulevard Sw |
| Subdivision | Springbank Hill                    |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T3H 4K5                            |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Recreation Room, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Stall, Underground, Parkade                                    |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, See Remarks, Storage                                                                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Fireplace(s)                                                                                                             |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| # of Stories      | 3                                                                                                                                   |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Other      |
| Construction      | Stone, Vinyl Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | DC (pre 1P2007)    |

|                |     |
|----------------|-----|
| HOA Fees       | 120 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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