

# \$425,000 - 2301, 7451 Springbank Boulevard Sw, Calgary

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MLS® #A2210981

**\$425,000**

2 Bedroom, 2.00 Bathroom, 970 sqft  
Residential on 0.00 Acres

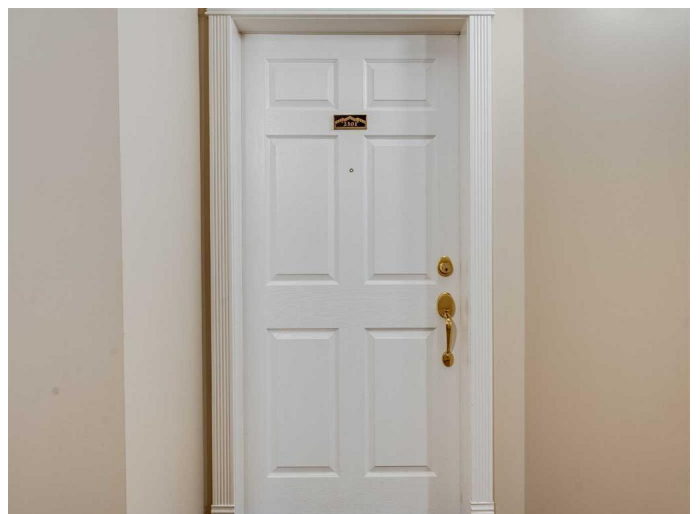
Springbank Hill, Calgary, Alberta

QUIET TOP FLOOR UNIT! Beautiful Vaulted Ceilings, Extra-Large Windows and gleaming hardwood floors create a bright atmosphere. Gas Fireplace. Great kitchen with island - stools included! LG Washer and Dryer replaced in 2024. LG Refrigerator; LG Microwave Hood Fan; LG Electric Range/Oven & LG Dishwasher all replaced in 2023. Fireplace serviced April 2025. Split floor plan allows privacy to both bedrooms. 4-Piece Ensuite Bath with large shower and separate Soaking Tub plus another full 4-piece Bath. Laundry room houses full sized washer and dryer plus room for supplies. There is a great Recreation Room tucked in by the right side of the Elevator with nice windows, a pool table, books, desk, table and chairs for playing games or just to enjoying some quiet time. (open door to staircase leading to Rec Room) Close-by Titled Parking Stall. Bike Racks available. Lovely outdoor seating area with benches, in front of complex. Pilot light in fireplace is not on; Fireplace serviced in April 2025.

Built in 2000

## Essential Information

MLS® #	A2210981
Price	\$425,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	2301, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking, Bicycle Storage, Other, Recreation Room, Trash
Parking Spaces	1
Parking	Underground, Titled
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Laminate Counters, No Animal Home, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	16
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Solutions
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