

# \$435,000 - 2107, 7451 Springbank Boulevard Sw, Calgary

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MLS® #A2236057

**\$435,000**

2 Bedroom, 2.00 Bathroom, 1,114 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to Your Next Chapter in Springbank! Step into modern comfort with this beautifully updated 2-bedroom, 2-bathroom condo, perfectly nestled in one of Calgary's most desirable communities. With over 1,100 square feet of thoughtfully designed living space, this move-in-ready home is the perfect blend of style, function, and charm. From the moment you walk through the door, you're greeted with a bright, open-concept layout, freshly painted walls, and bamboo flooring that flows seamlessly throughout. The spacious living room is bathed in natural light thanks to the sunny south-facing balcony, complete with a cozy gas fireplace—ideal for curling up during Calgary's crisp winter evenings. Love to cook and entertain? You'll appreciate the airy kitchen with plenty of prep space, a new induction range with convection oven, a sleek new microwave hood fan and new dishwasher. Whether you're hosting friends or whipping up a weeknight dinner, this kitchen delivers. The primary bedroom is your personal retreat, featuring a dual walk-through closet and a private 4-piece ensuite. You'll also enjoy in-suite laundry, generous in-unit storage, tons of visitor parking and two titled parking stalls with additional storage—a rare find! This is not a ground-floor unit—it's elevated over 7 feet for added privacy and peace of mind. Located just minutes from top-rated schools, universities, parks, shopping, and every



amenity you could need, this home is more than a place to live—it's a smart investment in your future. Whether you're a first-time buyer or savvy investor, this condo offers unbeatable value in a thriving community. Don't wait—book your private showing today and discover all the features this home has to offer!

Built in 2000

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2236057          |
| Price          | \$435,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,114             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 2107, 7451 Springbank Boulevard Sw |
| Subdivision | Springbank Hill                    |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T3H 4K5                            |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                            |
| Parking        | Parkade                                      |

**Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Hot Water                                                                                      |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| # of Stories      | 3                                                                                                                       |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage  |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | DC             |
| HOA Fees       | 120            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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