

# \$499,500 - 2205, 7451 Springbank Boulevard Sw, Calgary

---

MLS® #A2202608

**\$499,500**

2 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the heart of Springbank Hill. This stunning unit boasts a private south-facing balcony, a huge deck with an extra storage room attached, and a titled underground parking stall. The bright, open-concept layout has been meticulously maintained and thoughtfully upgraded.

Recent renovations include brand-new appliances, new flooring throughout, updated countertops, cabinets, lighting, and a new washer and dryer. The spacious primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the additional 4-piece bath.

Enjoy the convenience of in-suite laundry, heated underground parking, and bike storage in this exceptionally well-managed building with a healthy reserve fund. Nestled in a quiet yet central location, youâ€™re just moments from transit, shopping, and fantastic amenities.

This is truly one of the best units in the entire complexâ€™donâ€™t miss out on this incredible opportunity. Schedule your viewing today!



Built in 2001

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2202608          |
| Price          | \$499,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,151             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 2205, 7451 Springbank Boulevard Sw |
| Subdivision | Springbank Hill                    |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T3H4K5                             |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Hot Water                                                                                    |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 3                                                                                            |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 92               |
| Zoning         | DC               |
| HOA Fees       | 120              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.