



THE
A-TEAM

**RE/MAX
FIRST**

7451 SPRINGBANK Boulevard #1106, Calgary T3H4K5

MLS® #: **A2126198**

Area: **Springbank Hill**

Listing Date: **04/25/24**

List Price: **\$420,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **973**
Low Sqft:
Ttl Sqft: **973**

DOM

25
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, Storage**

Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**

Int Feat: **Laminate Counters, No Smoking Home, Open Floorplan, See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`0" x 10`0"	Living Room	Main	14`11" x 13`4"
Kitchen	Main	9`11" x 9`3"	Bedroom - Primary	Main	11`6" x 10`11"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	7`6" x 5`2"	Storage	Main	5`10" x 3`8"
Balcony	Main	11`9" x 9`4"	Bedroom	Main	13`3" x 10`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$533

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

0010183

Remarks

Pub Rmks:

Welcome to your serene sanctuary nestled in the heart of Springbank Hill! This immaculate main floor condo offers the perfect blend of comfort, convenience, and sophistication. Step inside to discover an inviting open-concept layout that seamlessly integrates the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertaining. The focal point of the living room is a charming fireplace, adding warmth and ambiance to cozy evenings spent indoors. The well-appointed kitchen boasts a stylish breakfast bar, perfect for casual dining or hosting guests while preparing meals. With a convenient layout and ample storage space, this kitchen is the heart of the home. One of the highlights of this condo is the oversized patio, where you can unwind and soak in the tranquil views of the lush greenspace surrounding the property. Whether enjoying your morning coffee or hosting a summer BBQ, this outdoor oasis is sure to impress. This unit also features two spacious bedrooms, including a primary suite with its own ensuite bathroom, providing the ultimate retreat at the end of the day. Additional conveniences include secure titled underground parking with additional storage cage, an in-unit laundry room and a large outdoor storage closet for all your storage needs . Located in the prestigious community of Springbank Hill, this condo offers easy access to a wealth of amenities, including parks, schools, shopping, and dining options. With its combination of modern comfort and natural beauty, this is truly a place you'll be proud to call home. Don't miss out on the opportunity to make this exceptional property yours!

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





