



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7451 SPRINGBANK Boulevard #2312, Calgary T3H 4K5**

MLS® #: **A2141952**

Area: **Springbank Hill**

Listing Date: **06/20/24**

List Price: **\$434,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2001**

Finished Floor Area

Abv Sqft: **977**  
Low Sqft:  
Ttl Sqft: **977**

DOM

**10**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

| Room             | Level | Dimensions    | Room              | Level | Dimensions    |
|------------------|-------|---------------|-------------------|-------|---------------|
| Dining Room      | Main  | 13`2" x 10`3" | Kitchen           | Main  | 11`7" x 8`10" |
| Living Room      | Main  | 13`7" x 13`4" | Bedroom - Primary | Main  | 15`2" x 11`1" |
| Bedroom          | Main  | 10`8" x 13`2" | 4pc Bathroom      | Main  | 9`0" x 5`0"   |
| 4pc Ensuite bath | Main  | 8`11" x 5`3"  | Storage           | Main  | 3`8" x 5`8"   |

Legal/Tax/Financial

Condo Fee:  
**\$548**

Title:  
**Fee Simple**

Zoning:  
**DC (pre 1P2007)**

Legal Desc:

0110811

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Welcome to your cozy retreat in the heart of Springbank Hill! This top-floor 2-bedroom, 2-bathroom apartment offers a perfect blend of convenience and comfort. Nestled in a peaceful neighbourhood, this recently updated home is an excellent opportunity for first-time buyers, downsizers, or investors looking for a turnkey property. Perched on the top floor, you'll welcome the unparalleled privacy and tranquility that comes with being the sole resident of this uppermost level, free from any neighbours above. The spacious unit offers stunning vaulted ceilings in the main living areas with an open concept layout that is ideal for entertain guests with ease. The timeless white kitchen offers ample space and features a suite of new stainless-steel appliances, new quartz countertops with waterfall edge and new faucet. The kitchen effortlessly connects to the dining room and living room, facilitating seamless hosting or of for those with children. The living room is flooded in natural light streaming through large windows; highlighted with a gas-burning fireplace creating a comfortable ambiance for relaxation. The property has two generously sized bedrooms on either side of the unit making each room more private. The primary bedroom has a walkthrough closet and 4-piece bathroom. The second bedroom and 4-piece bathroom makes a great space for a guest room or home office. Off the living room is a sunny private balcony with views into the courtyard and offers a comfortable space for a BBQ (with gas line) & seating area and has an exterior storage room. Completing this property is a spacious storage room with in-suite laundry, added storage, and a secure underground titled parking stall with storage locker providing added convenience for your daily life. This property is completely move-in ready with all new appliances including washer and dryer, new countertops throughout, new faucets and fresh painted. Don't miss this opportunity to own in the vibrant Springbank Hill community with its countless amenities and prime location.**

Inclusions:

**NONE**

Property Listed By:

**Charles**

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









