

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

MLS®#: **A2141952** Area: **Springbank Hill** Listing **06/20/24** List Price: **\$434,900** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

**Utilities:** 

**General Information** 

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

 Year Built:
 2001
 Abv Sqft:
 977

 Lot Information
 Low Sqft:

Finished Floor Area

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Low-Rise(1-4)

10

Lot Sz Ar: Ttl Sqft: 977

Lot Shape:

Access: Lot Feat:

Park Feat: Parkade, Underground

## Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Baseboard Wood Frame
Sewer: Flooring:

Ext Feat: Balcony Carpet, Ceramic Tile
Water Source:

water sou 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)

Room Information

Level <u>Level</u> <u>Room</u> **Dimensions** Room **Dimensions** Main Kitchen Main 11`7" x 8`10" **Dining Room** 13`2" x 10`3" **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: Title: Zoning:

\$548 Fee Simple DC (pre 1P2007)

Fee Freq: Monthly

Legal Desc: **0110811** 

Remarks

Pub Rmks:

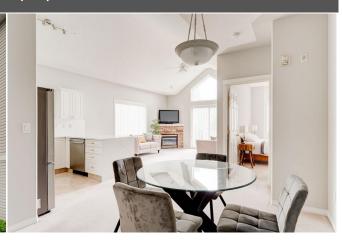
Welcome to your cozy retreat in the heart of Springbank Hill! This top-floor 2-bedroom, 2-bathroom apartment offers a perfect blend of convenience and comfort. Nestled in a peaceful neighbourhood, this recently updated home is an excellent opportunity for first-time buyers, downsizers, or investors looking 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 locati

Inclusions: NONE
Property Listed By: Charles

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



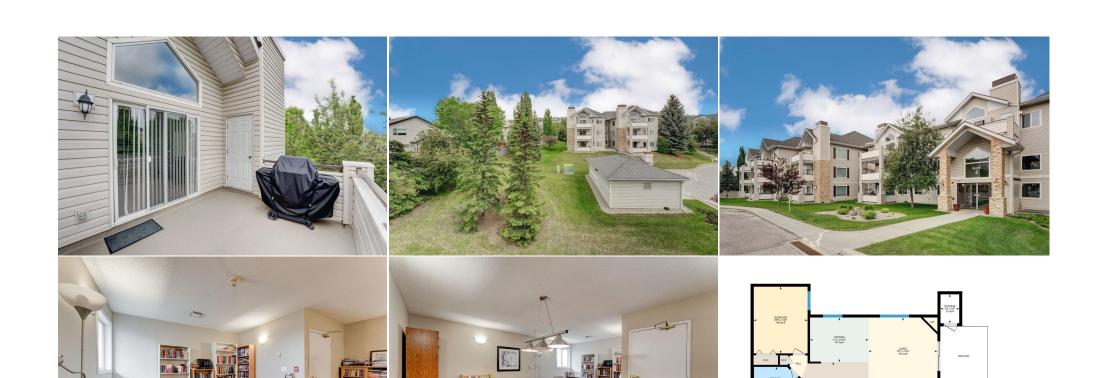












PRIMARY 152" x 11"1" 142 sq ft