



THE
A-TEAM

**RE/MAX
FIRST**

7451 SPRINGBANK Boulevard #1106, Calgary T3H 4K5

MLS® #: **A2163947**

Area: **Springbank Hill**

Listing Date: **09/08/24**

List Price: **\$389,900**

Status: **Pending**

County: **Calgary**

Change: **-\$8k, 16-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **973**

Low Sqft:

Ttl Sqft: **973**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade**

DOM

86

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`0" x 10`0"
Kitchen	Main	9`11" x 9`3"
Bedroom	Main	13`3" x 10`8"
Storage	Main	5`10" x 3`8"
Foyer	Main	6`10" x 6`9"
3pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	14`11" x 13`4"
Bedroom - Primary	Main	11`6" x 10`11"
Laundry	Main	7`6" x 5`2"
Balcony	Main	11`9" x 9`4"
3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$548

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0010183**

Remarks

Pub Rmks: **Stunning fresh upgrades in this beautiful, exclusive corner main floor unit in Springbank Hill. This exceptional 2-bedroom, 2-bathroom condo offers a blend of comfort and style, ideal for every lifestyle. The thoughtfully designed kitchen offers ample counter space with breakfast bar perfect for casual dining and entertaining. The adjacent living room features a cozy gas fireplace, creating a warm and inviting ambiance for relaxation. The expansive, dedicated dining area is perfect for hosting dinners and gatherings. Step outside onto your private patio, where you'll find a large storage closet. Inside, you'll appreciate the well-thought-out features including a spacious pantry combined with a convenient laundry room, and a large entryway that enhances the home's welcoming atmosphere. Additional highlights include stunning hardwood floors, titled underground secure parking with an additional storage cage, bonus amenity room with library & pool table and secure bike room. The condo's prime location offers easy access to major roads and is just moments away from a range of amenities. Enjoy the nearby Westside Recreation Centre, the shopping and dining options at Signal Hill Centre, and the natural beauty of Griffiths Woods Park. This home is the perfect blend of modern comfort and prime location. Don't miss the opportunity to make this exceptional property your new home.**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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





