



THE
A-TEAM

**RE/MAX
FIRST**

7451 SPRINGBANK Boulevard #1201, Calgary T3H 4K5

MLS®#: **A2180585** Area: **Springbank Hill** Listing **11/28/24** List Price: **\$440,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 06-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **1,435**
 Low Sqft:
 Ttl Sqft: **1,435**

DOM

23

Layout

Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**

Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction:
Stone,Vinyl Siding,Wood Frame

Flooring:
Carpet,Linoleum

Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Pantry**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	9`0" x 4`11"	4pc Ensuite bath	Main	11`0" x 10`1"
Bedroom - Primary	Main	15`0" x 11`2"	Bedroom	Main	17`4" x 9`11"
Bedroom	Main	17`5" x 10`2"	Kitchen	Main	9`3" x 11`11"
Dining Room	Main	11`5" x 16`7"	Living Room	Main	15`9" x 13`5"
Laundry	Main	8`11" x 9`11"			

Legal/Tax/Financial

Condo Fee:
\$807

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0010183**

Remarks

Pub Rmks: **Located in the highly desirable community of Springbank Hill, this beautifully maintained and FRESHLY PROFESSIONALLY PAINTED 3-bedroom, 2-bathroom condo offers over 1,400 square feet of living space. With a bright and spacious open-concept layout, this home is perfect for both relaxing and entertaining. Upon entering, you'll immediately notice the fresh paint throughout — from the walls and baseboards to the closets and doors. The stylish kitchen, equipped with newer appliances, flows seamlessly into the dining room and large living room with cozy GAS FIREPLACE, creating a great space for gatherings. Step out onto the sunny south-facing balcony, equipped with a gas line & natural gas BBQ, ideal for enjoying the outdoors and the views of the surrounding area. The large primary bedroom is thoughtfully separated from the rest of the unit for added privacy. It features a generous walk-in closet and a luxurious spa-like en-suite with all the space you need to unwind. On the opposite end of the unit, you'll find two additional well-sized bedrooms and another full bath. The laundry room is spacious with ample storage options, and there's even an additional storage room off the balcony for extra convenience. This home comes complete with two heated, TITLED parking stalls located conveniently across from the elevator. Plus, there's additional storage with a cage in front of one of the parking stalls. Close to transit, C-Train, shopping, and easy access to downtown This home is perfect for those seeking a well-maintained, move-in ready condo with all the convenience and comfort you could ask for. DOGS ARE NOT ALLOWED - CATS ONLY. Don't miss out on this opportunity to live in the sought-after Mountain View Terrace complex. Book your showing today!**

Inclusions: **Natural Gas BBQ, Desk/Workstation in 3rd bedroom**
Property Listed By: **The Real Estate District**

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







