

**7451 SPRINGBANK Boulevard #2205, Calgary T3H4K5**

MLS® #: **A2202608**      Area: **Springbank Hill**      Listing Date: **03/18/25**      List Price: **\$499,700**  
 Status: **Active**      County: **Calgary**      Change: **-\$100, 03-Apr**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,151**  
 Low Sqft:  
 Ttl Sqft: **1,151**

DOM

**18**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	31`10" x 32`6"	Laundry	Main	16`9" x 16`9"
Kitchen	Main	30`2" x 32`10"	Dining Room	Main	41`8" x 38`9"
Living Room	Main	41`8" x 46`3"	Bedroom - Primary	Main	39`0" x 49`7"
Bedroom	Main	33`6" x 33`2"	4pc Ensuite bath	Main	34`5" x 38`9"
4pc Bathroom	Main	33`6" x 33`2"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$631

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 0110811

Remarks

Pub Rmks: **Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the heart of Springbank Hill. This stunning unit boasts a private south-facing balcony, a huge deck with an extra storage room attached, and a titled underground parking stall. The bright, open-concept layout has been meticulously maintained and thoughtfully upgraded. Recent renovations include brand-new appliances, new flooring throughout, updated countertops, cabinets, lighting, and a new washer and dryer. The spacious primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the additional 4-piece bath. Enjoy the convenience of in-suite laundry, heated underground parking, and bike storage in this exceptionally well-managed building with a healthy reserve fund. Nestled in a quiet yet central location, you're just moments from transit, shopping, and fantastic amenities. This is truly one of the best units in the entire complex—don't miss out on this incredible opportunity. Schedule your viewing today!**

Inclusions: N/A  
Property Listed By: CIR Realty

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





















