

# \$404,900 - 2301, 7451 Springbank Boulevard Sw, Calgary

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MLS® #A2210981

**\$404,900**

2 Bedroom, 2.00 Bathroom, 970 sqft  
Residential on 0.00 Acres

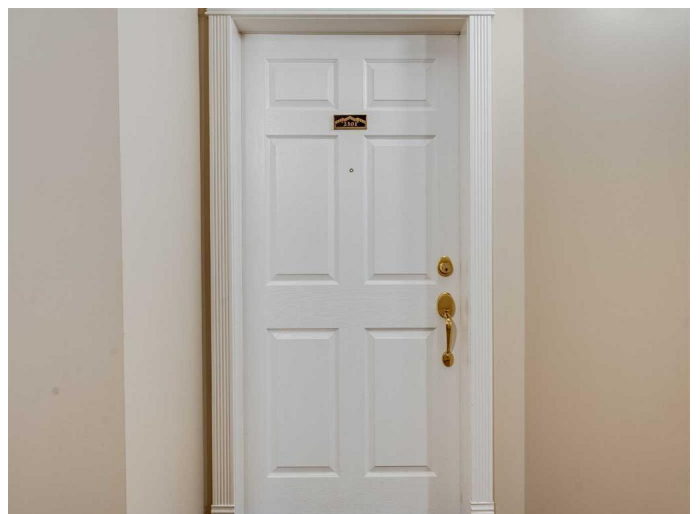
Springbank Hill, Calgary, Alberta

QUIET TOP FLOOR UNIT! Beautiful Vaulted Ceilings, Extra-Large Windows and gleaming hardwood floors create a bright atmosphere. Gas Fireplace. Great kitchen with island - stools included! LG Washer and Dryer replaced in 2024. LG Refrigerator; LG Microwave Hood Fan; LG Electric Range/Oven & LG Dishwasher all replaced in 2023. Fireplace serviced April 2025. Split floor plan allows privacy to both bedrooms. 4-Piece Ensuite Bath with large shower and separate Soaking Tub plus another full 4-piece Bath. Laundry room houses full sized washer and dryer plus room for supplies. There is a great Recreation Room tucked in by the right side of the Elevator with nice windows, a pool table, books, desk, table and chairs for playing games or just to enjoying some quiet time. (open door to staircase leading to Rec Room) Close-by Titled Parking Stall. Bike Racks available. Lovely outdoor seating area with benches, in front of complex. Pilot light in fireplace is not on; Fireplace serviced in April 2025.

Built in 2000

## Essential Information

MLS® #	A2210981
Price	\$404,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	2301, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Other, Recreation Room
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Laminate Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Basement	None

### Exterior

Exterior Features	BBQ gas line, Balcony
Construction	Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	69
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Solutions
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