

\$425,000 - 1306, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2223125

\$425,000

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

Springbank Hill, Calgary, Alberta

Welcome to a beautifully UPDATED TOP-FLOOR retreat nestled in the highly sought-after Springbank Hill communityâ€”perfect for those looking to simplify life without sacrificing style, comfort, or space. This 2-bedroom, 2-bathroom gem offers vaulted 12' ceilings, expansive windows, and a serene view of lush trees and green lawnsâ€”creating a peaceful, light-filled atmosphere ideal for relaxed living.

Step into a thoughtfully designed layout beginning with a private tiled entryway and coat closet, leading to a spacious and sunlit living area. Tastefully RENOVATED in 2020, this home features luxury 12MM VINYL PLANK flooring with soundproofing, modern lino in bathrooms and laundry, fresh paint throughout, and stylish lighting updates that truly elevate the space.

The renovated kitchen is a cookâ€™s dream, complete with GRANITE countertops, undermount sink, STAINLESS STEEL appliances, and a new dishwasher. A large eating bar invites gatherings, while a rare kitchen window brings in even more natural light.

The primary bedroom suite is generously sized with a bright window, WALK-IN/WALK-THROUGH closet, and a



private 3-piece ensuite. The second bedroom is quite generous offers privacy at the opposite end of the unitâ€”ideal for guests or a quiet home office.

Enjoy cozy winter evenings by the gas fireplace or summer mornings on your private balcony, complete with gas BBQ hookup and an exterior storage room.

Added comforts include:

Spacious laundry room with new washer/dryer and storage shelving

Titled underground parking plus ample visitor spots

Building amenities including a multi-purpose room, pool table, library, and bike storage

This is low-maintenance living at its finestâ€”just minutes to Stony Trail for easy city access or a scenic drive to Canmore, Banff, and the great outdoors.

Whether you're downsizing, right-sizing, or simply looking for an elegant space to enjoy life on your terms, this rare top-floor unit offers unmatched value and lifestyle. Book your private showing todayâ€”opportunities like this donâ€™t last!

Built in 1999

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2223125 |
| Price | \$425,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 970 |

| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------------|
| Address | 1306, 7451 Springbank Boulevard Sw |
| Subdivision | Springbank Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 4K5 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Elevator(s), Other, Parking, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Garage Door Opener, Guest, Heated Garage, Parkade, Secured, See Remarks, Stall, Titled, Underground, Owned |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating | Baseboard, Fireplace(s), Hot Water |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Stone |
| # of Stories | 3 |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Storage, Barbecue |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 8 |
| Zoning | DC |
| HOA Fees | 120 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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