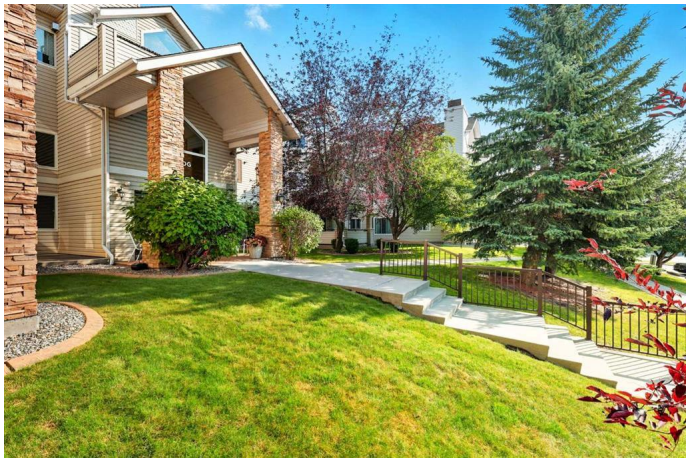
$429,900 - 1211, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2255454

$429,900
2 Bedroom, 2.00 Bathroom, 1,130 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta



Set in the desirable Springbank area, this corner unit, updated 2-bedroom, 2-bathroom condo delivers an ideal balance of style, comfort, and everyday practicality. Offering over 1,100 sq. ft. of living space, this home has been thoughtfully improved with both recent and past upgrades that ensure it feels fresh, modern, and move-in ready. The spacious, open-concept layout allows for an effortless flow between living, dining, and kitchen spaces. A corner gas fireplace and baseboard heaters create a warm and welcoming atmosphere, while the south-facing balcony draws in abundant natural light. Measuring an impressive 12' x 9'7" , the covered balcony is an inviting retreat for outdoor dining or relaxing in the sun. Equipped with a gas BBQ hookup and a storage room, it extends your living space and enhances functionality. The kitchen has seen stylish updates over the past year, including a new countertop, along with a new fridge and microwave range hood fan combo added just last month. Complemented by modern lighting, and a convenient breakfast bar, the kitchen is both practical and appealing. Every room in the unit has been freshly painted, adding to the bright, clean feel. The primary bedroom is a private retreat featuring a walk-in closet and a full ensuite complete with soaker tub and separate shower. The second bedroom is thoughtfully positioned on the opposite side of

the unit, offering privacy for guests or family, with a second full bathroom close by. Additional highlights include newer carpeting, updated light fixtures, and fresh details throughout, making the space feel current and well cared for. This property also comes with 2 titled underground parking stalls, an extra storage locker, and access to a secured bike storage room in the parkade. The building itself is well-constructed with a mix of stone and vinyl siding, supported by a durable wood frame, and has been well maintained by a diligent condo board. With quick access to major roadways and the new Ring Road, commuting is straightforward, and the location offers excellent proximity to both city amenities and mountain getaways. This is a fantastic opportunity to own a spacious, upgraded condo in a well-run complex â€” one that combines convenience, value, and lifestyle. Arrange your showing today and see why this home stands out.

Built in 2001

Essential Information

MLS® #	A2255454
Price	$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1211, 7451 Springbank Boulevard Sw

Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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