

**1106, 7451 Springbank Boulevard SW  
Calgary, Alberta**

**MLS # A2163947**



**\$389,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 548
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** None

**\*\*OPEN HOUSE\*\* Sunday October 27th 1-3pm\*\*** Fresh Price and fresh upgrades! Welcome to your exclusive corner main floor unit in Springbank Hill, where modern convenience meets serene living. This exceptional 2-bedroom, 2-bathroom condo offers a blend of comfort and style, ideal for every lifestyle. The thoughtfully designed kitchen offers ample counter space with breakfast bar perfect for casual dining and entertaining. The adjacent living room features a cozy gas fireplace, creating a warm and inviting ambiance for relaxation. The expansive, dedicated dining area is perfect for hosting dinners and gatherings. Step outside onto your private balcony, where you’ll find a large storage room. Inside, you’ll appreciate the well-thought-out features including a spacious pantry combined with a convenient laundry room, and a large entryway that enhances the home’s welcoming atmosphere. Additional highlights include stunning hardwood floors, titled underground secure parking with an additional storage cage and secure bike room. The condo’s prime location offers easy access to major roads and is just moments away from a range of amenities. Enjoy the nearby Westside Recreation Centre, the shopping and dining options at Signal Hill Centre, and the natural beauty of Griffiths Woods Park. This home is the perfect blend of modern comfort and prime location. Don’t miss the opportunity to make this exceptional property your new home.