

# \$469,900 - 2306, 7451 Springbank Boulevard Sw, Calgary

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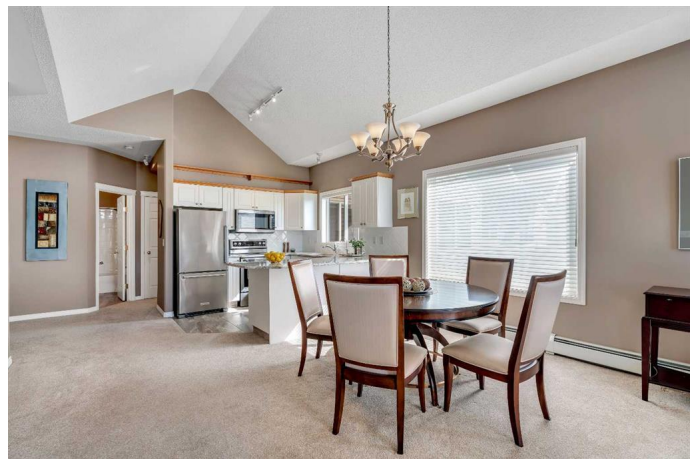
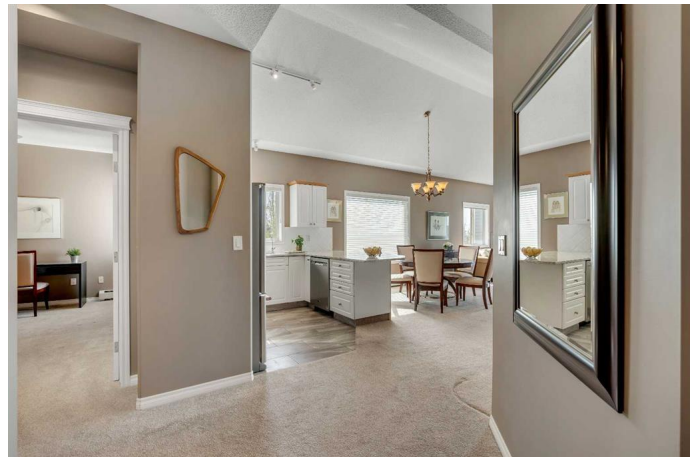
MLS® #A2219728

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,180 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Top-Floor Corner Unit | Vaulted Ceilings | Skyline & Mountain Views | 1,179 SQFT  
Welcome to unit 2306 at 7451 Springbank Blvd SW?. A rare top-floor corner unit offering incredible value in one of Calgary's most sought-after communities. With 1,179 sq ft of beautifully maintained living space, this home is flooded with natural light thanks to its south-facing orientation, oversized windows, and soaring vaulted ceilings. The open-concept kitchen features stone countertops, stainless steel appliances, and ample cabinetry, and flows seamlessly into the dining area and living room, where you'll find a cozy gas fireplace and access to your private deck. Enjoy BBQs with a built-in gas line, stunning skyline and mountain views, and a large private storage closet right on the deck for added convenience. Inside, the large primary bedroom retreat offers plenty of room for a sitting area or workspace, a walk-in closet, and a 4-piece ensuite with soaker tub and separate shower. The second bedroom is spacious and located across from the full guest bath, creating privacy and flexibility. Titled underground parking with a secure storage cage, a dedicated in-suite laundry room, air conditioning, clean neutral finishes throughout, and vaulted ceilings in the living/dining area with east and south-facing windows all add to the appeal, along with affordable condo fees in a very well-managed



building. Springbank Hill is known for its quiet streets, scenic pathways, and unbeatable access to everything?, minutes to Westside Rec Centre, Aspen Landing, 69 Street LRT, top-rated schools, and an easy drive downtown or west to the mountains via Stoney Trail and Highway 8. This home is move-in ready and perfect for downsizers, first-time buyers, or anyone looking for comfort, light, and location in one of Calgary's top communities.? THIS IS THE ONE! Call your Realtor® and book a showing today before this one is gone!

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219728          |
| Price          | \$469,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,180             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 2306, 7451 Springbank Boulevard Sw |
| Subdivision | Springbank Hill                    |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T3H 4K5                            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Bicycle Storage, Elevator(s), Party Room, Recreation Room, Secured |
|-----------|--|

|                |   |
|----------------|---|
|                | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Titled, Underground                           |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked   |
| Heating           | Baseboard, Fireplace(s)   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 4   |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Construction      | Wood Frame                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 9              |
| Zoning         | DC             |
| HOA Fees       | 120            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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