

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

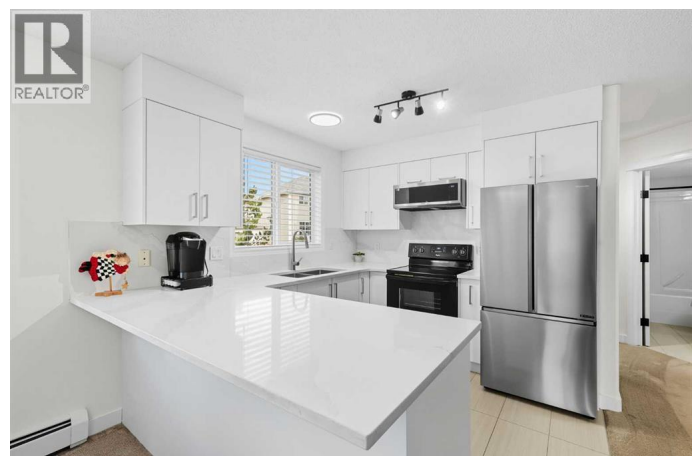
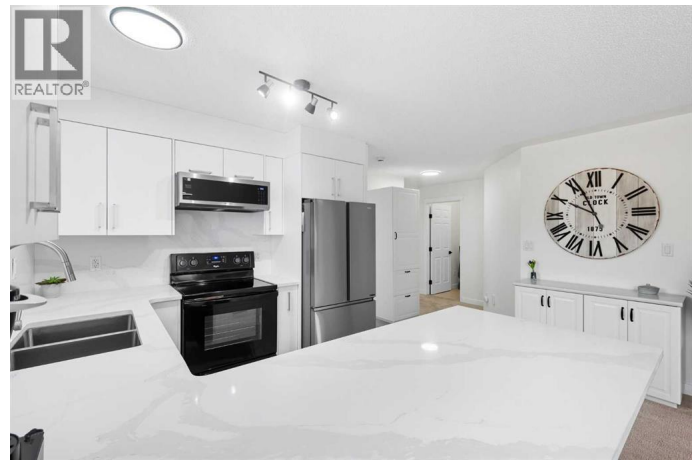
MLS® #A2255454

**\$429,900**

2 Bedroom, 2.00 Bathroom, 1,130 sqft  
Single Family 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 – one that combines convenience, value, and lifestyle. Arrange your showing today and see why this home stands out. (id:6289)

Built in 2001

**Essential Information**

Listing #	A2255454
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,130
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	1211, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
Province	Alberta

Postal Code T3H4K5

### Amenities

Amenities Park, Playground, Schools, Shopping  
Features Closet Organizers, No Animal Home, No Smoking Home, Parking  
Parking Spaces 2  
Parking Garage, Heated Garage, Underground  
# of Garages 1

### Interior

Appliances Washer, Dishwasher, Stove, Dryer, Microwave, Window Coverings, Garage door opener  
Heating Central heating  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 3

### Exterior

Exterior Stone, Vinyl siding  
Foundation Poured Concrete

### Listing Details

Listing Office Century 21 Bamber Realty LTD.



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