

1207, 7451 Springbank Boulevard SW  
Calgary, Alberta

MLS # A2215152



**\$435,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows		

**Inclusions:** N/A

This executive 2 bed 2 bath residence is situated in the highly desirable community of Signal Hill. Offering the perfect blend of comfort and style, making it ideal for every lifestyle. As you enter you will notice the gleaming hardwood floors, the pride of ownership throughout and the well thought out open floor plan. The kitchen is a focal point with solid wood custom cabinetry, upgraded stainless steel appliances, tile backsplash, a large corner pantry for additional storage and a flush eating bar. Perfect for entertaining this seamlessly flows to the bright dining area, and large living room showing a gas fireplace with stunning stone detail. Off the living room you can step out onto your covered balcony &mdash; an inviting outdoor space surrounded by serene trees; perfect for enjoying the sunshine. The deck also includes a convenient storage room for seasonal or outdoor gear. The well sized primary has a walk-in closet and convenient 3 pc bath. The second bedroom is situated on the opposite side of the condo, offering privacy. It is conveniently located near the main 4pc bathroom, making it ideal for guests or family members. Additional highlights include a TANDEM DOUBLE titled heated underground secure parking, in suite stacked laundry room, bonus amenity room with library & pool table and secure bike room. This home is in a prime location on the quiet side of the building, with wheelchair accessibility. Enjoy the close proximity to the mountains, Westside Rec, Aspen Landing Shopping District, 69th street C Train station, Signal Hill Shopping Centre, Griffiths Woods Park and major roads like Stoney Trail making commuting a breeze. This is an exceptionally well-managed building with a healthy reserve fund that is senior friendly. Don&rsquo;t miss this opportunity and view the online virtual tour or schedule your private showing today!