

**1207, 7451 Springbank Boulevard SW
Calgary, Alberta**

MLS # A2296886



\$389,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem		
Lot Size:	-		
Lot Feat:	-		

Heating: Natural Gas, Radiant

Floors: Hardwood, Tile

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, No Animal Home

Water: -

Sewer: -

Condo Fee: \$ 490

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

2 CAR TANDEM HEATED UNDERGROUND PARKING! Fantastic quiet location with nice large 2 floor covered patio, for those nice rainy days when you want to enjoy the air and sit outside. There's plenty of room on this patio for a small sectional or larger table and chairs. Inside the plan is great with ample room for furniture a small eating table and of course the sit up bar. This place is clean and well kept. It did not have a lot of wear. This condo has ample cabinet kitchen space including a nice large corner pantry. The appliances look and feel like new, everything is clean and neat as it should be. The larger master bedroom has a pass through walk in closet to a 3 piece ensuite bath. This unit faces north so you won't find this condo hot on the warmest day of the year. Available immediately and book on short notice..