

# \$425,000 - 1306, 7451 Springbank Boulevard Sw, Calgary

---

MLS® #A2223125

**\$425,000**

2 Bedroom, 2.00 Bathroom, 970 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to a beautifully UPDATED TOP-FLOOR retreat nestled in the highly sought-after Springbank Hill communityâ€”perfect for those looking to simplify life without sacrificing style, comfort, or space. This 2-bedroom, 2-bathroom gem offers vaulted 12' ceilings, expansive windows, and a serene view of lush trees and green lawnsâ€”creating a peaceful, light-filled atmosphere ideal for relaxed living.

Step into a thoughtfully designed layout beginning with a private tiled entryway and coat closet, leading to a spacious and sunlit living area. Tastefully RENOVATED in 2020, this home features luxury 12MM VINYL PLANK flooring with soundproofing, modern lino in bathrooms and laundry, fresh paint throughout, and stylish lighting updates that truly elevate the space.

The renovated kitchen is a cookâ€™s dream, complete with GRANITE countertops, undermount sink, STAINLESS STEEL appliances, and a new dishwasher. A large eating bar invites gatherings, while a rare kitchen window brings in even more natural light.

The primary bedroom suite is generously sized with a bright window, WALK-IN/WALK-THROUGH closet, and a



private 3-piece ensuite. The second bedroom is quite generous offers privacy at the opposite end of the unitâ€”ideal for guests or a quiet home office.

Enjoy cozy winter evenings by the gas fireplace or summer mornings on your private balcony, complete with gas BBQ hookup and an exterior storage room.

Added comforts include:

Spacious laundry room with new washer/dryer and storage shelving

Titled underground parking plus ample visitor spots

Building amenities including a multi-purpose room, pool table, library, and bike storage

This is low-maintenance living at its finestâ€”just minutes to Stony Trail for easy city access or a scenic drive to Canmore, Banff, and the great outdoors.

Whether you're downsizing, right-sizing, or simply looking for an elegant space to enjoy life on your terms, this rare top-floor unit offers unmatched value and lifestyle. Book your private showing todayâ€”opportunities like this donâ€™t last!

Built in 1999

## Essential Information

MLS® #	A2223125
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	970

Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1306, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Other, Parking, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Guest, Heated Garage, Parkade, Secured, See Remarks, Stall, Titled, Underground, Owned

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	3

### Exterior

Exterior Features	Balcony, Storage, Barbecue
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	15
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.