

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

**MLS # A2296886**



**\$389,900**

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

|                    |                               |                   |                 |
|--------------------|-------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Natural Gas, Radiant          | <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>   | Wood Frame                    | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, No Animal Home |                   |                 |

**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..