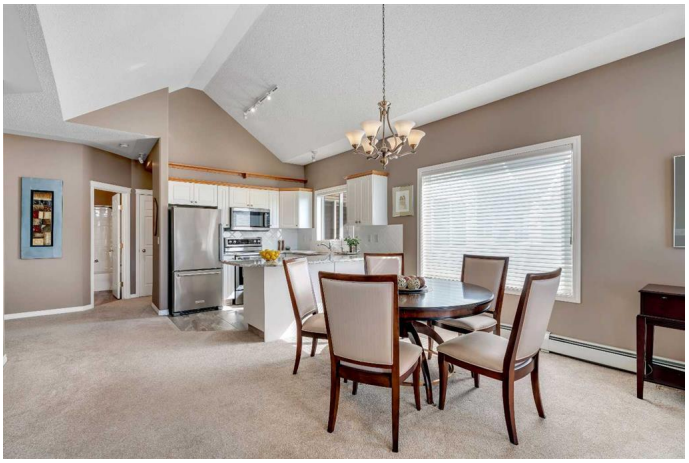
$469,900 - 2306, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2219728

$469,900
2 Bedroom, 2.00 Bathroom, 1,180 sqft
Residential on 0.00 Acres



Springbank Hill, Calgary, Alberta

Top-Floor Corner Unit | Vaulted Ceilings | Skyline & Mountain Views | 1,179 SQFT
Welcome to unit 2306 at 7451 Springbank Blvd SW?. A rare top-floor corner unit offering incredible value in one of Calgaryâ€™s most sought-after communities. With 1,179 sq ft of beautifully maintained living space, this home is flooded with natural light thanks to its south-facing orientation, oversized windows, and soaring vaulted ceilings. The open-concept kitchen features stone countertops, stainless steel appliances, and ample cabinetry, and flows seamlessly into the dining area and living room, where youâ€™ll find a cozy gas fireplace and access to your private deck. Enjoy BBQs with a built-in gas line, stunning skyline and mountain views, and a large private storage closet right on the deck for added convenience. Inside, the large primary bedroom retreat offers plenty of room for a sitting area or workspace, a walk-in closet, and a 4-piece ensuite with soaker tub and separate shower. The second bedroom is spacious and located across from the full guest bath, creating privacy and flexibility. Titled underground parking with a secure storage cage, a dedicated in-suite laundry room, air conditioning, clean neutral finishes throughout, and vaulted ceilings in the living/dining area with east and south-facing windows all add to the appeal, along with affordable condo fees in a very well-managed

building. Springbank Hill is known for its quiet streets, scenic pathways, and unbeatable access to everything?, minutes to Westside Rec Centre, Aspen Landing, 69 Street LRT, top-rated schools, and an easy drive downtown or west to the mountains via Stoney Trail and Highway 8. This home is move-in ready and perfect for downsizers, first-time buyers, or anyone looking for comfort, light, and location in one of Calgaryâ€™s top communities.? THIS IS THE ONE! Call your RealtorÂ® and book a showing today before this one is gone!

Built in 2001

Essential Information

MLS® #	A2219728
Price	$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2306, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Recreation Room, Secured

	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Construction	Wood Frame

Additional Information

Date Listed	May 10th, 2025
Days on Market	2
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty

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