

1104, 7451 Springbank Boulevard SW  
Calgary, Alberta

MLS # A2214449



**\$425,000**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank Hill                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)       |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit              |               |                   |
| <b>Size:</b>     | 1,129 sq.ft.                             | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                        |               |                   |
| <b>Lot Feat:</b> | -                                        |               |                   |

|                    |                                                                                                          |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                          | <b>Condo Fee:</b> | \$ 636 |
| <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>   | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage |                   |        |

**Inclusions:** Heat Pump (AC, includes two wall units)

Elegant and spacious 2 bedroom/ 2 bathroom home in the desirable SW community of Springbank Hill. Enjoy being close to all amenities and living in a quiet, well managed building. Enter 1104 into a large foyer with a custom, built in bench and coat closet. This corner unit with only one adjoining wall and many windows (including in the kitchen) has both South and East exposure ensuring extensive natural light. High-end details are found throughout the home including gorgeous engineered hardwood floors (walnut), new A/C (heat pump), a Fisher Paykel refrigerator, Bosch appliances, a spacious primary ensuite with both a soaker tub and walk-in shower, walk in pantry/ laundry room with a deep freezer, and ample storage including a large storage room on the patio, two linen closets, and an underground storage area. You'll notice the layout of this home has character, with several angles and nooks for display and furniture. The large primary suite includes plenty of room for a King size bed and hosts a walk-in closet with through access to the ensuite. The second bedroom, located on the opposite side of the home, has two windows and a built-in desk hidden away in the closet, allowing for multi-functional use of this space. Enjoy your large sunny patio in this quiet and friendly community with shopping (Signal Hill/Westhills) and schools nearby along with quick access to the mountains and the ring road. One titled, underground parking spot can be found in this very well managed building (current owner rents an additional underground parking spot for \$75/month).