



## 7451 Springbank Boulevard Calgary Alberta

\$409,900

Welcome to your serene sanctuary nestled in the heart of Springbank Hill! This immaculate main floor condo offers the perfect blend of comfort, convenience, and sophistication. Step inside to discover an inviting open-concept layout that seamlessly integrates the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertaining. The focal point of the living room is a charming fireplace, adding warmth and ambiance to cozy evenings spent indoors. The well-appointed kitchen boasts a stylish breakfast bar, perfect for casual dining or hosting guests while preparing meals. With a convenient layout and ample storage space, this kitchen is the heart of the home. One of the highlights of this condo is the oversized patio, where you can unwind and soak in the tranquil views of the lush greenspace surrounding the property. Whether enjoying your morning coffee or hosting a summer BBQ, this outdoor oasis is sure to impress. This unit also features two spacious bedrooms, including a primary suite with its own ensuite bathroom, providing the ultimate retreat at the end of the day. Additional conveniences include secure titled underground parking with additional storage cage, an in-unit laundry room and a large outdoor storage closet for all your storage needs. Located in the prestigious community of Springbank Hill, this condo offers easy access to a wealth of amenities, including parks, schools, shopping, and dining options. With its combination of modern comfort and natural beauty, this is truly a place you'll be proud to call home. Don't miss out on the opportunity to make this exceptional property yours! (id:6769)

Dining room 11.00 Ft x 10.00 Ft

Living room 14.92 Ft x 13.33 Ft

Kitchen 9.92 Ft x 9.25 Ft

Primary Bedroom 11.50 Ft x 10.92 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 7.50 Ft x 5.17 Ft

Storage 5.83 Ft x 3.67 Ft

Other 11.75 Ft x 9.33 Ft

Bedroom 13.25 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://www.dmyyc.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)