



7451 Springbank Boulevard Calgary Alberta

\$404,900

QUIET TOP FLOOR UNIT! Beautiful Vaulted Ceilings, Extra-Large Windows and gleaming hardwood floors create a bright atmosphere. Gas Fireplace. Great kitchen with island - stools included! LG Washer and Dryer replaced in 2024. LG Refrigerator; LG Microwave Hood Fan; LG Electric Range/Oven & LG Dishwasher all replaced in 2023. Fireplace serviced April 2025. Split floor plan allows privacy to both bedrooms. 4-Piece Ensuite Bath with large shower and separate Soaking Tub plus another full 4-piece Bath. Laundry room houses full sized washer and dryer plus room for supplies. There is a great Recreation Room tucked in by the right side of the Elevator with nice windows, a pool table, books, desk, table and chairs for playing games or just to enjoying some quiet time. (open door to staircase leading to Rec Room) Close-by Titled Parking Stall. Bike Racks available. Lovely outdoor seating area with benches, in front of complex. Pilot light in fireplace is not on; Fireplace serviced in April 2025. (id:6769)

Primary Bedroom 12.25 Ft x 11.17 Ft

Bedroom 13.92 Ft x 9.92 Ft

Kitchen 9.50 Ft x 11.00 Ft

Dining room 11.75 Ft x 16.67 Ft

Living room 12.92 Ft x 13.42 Ft

4pc Bathroom 5.67 Ft x 8.42 Ft

4pc Bathroom 8.92 Ft x 7.92 Ft

Listing Presented By:



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