



**2206, 7451 Springbank Boulevard SW  
Calgary, Alberta**

**MLS # A2264480**

**\$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>	1,171 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, See Remarks, Storage		
<b>Inclusions:</b>	None		

Fabulous 2 bedroom, 2 full baths, end unit in Mountain View Terrace in Springbank Hill! Meticulously maintained, this bright and open corner unit is inviting and perfect for entertaining, offering, a spacious living/dining room with corner gas fireplace and open to a sparkling, white kitchen with ample cupboard and counter space. The master bedroom is complimented by a generous walk-in closet and huge 4-piece ensuite. The second bedroom is conveniently located on the other side of the unit providing privacy and ease of access to main bath. New stacked washer and dryer (2024) and new microwave hood cover (2025)! Enjoy a large, south facing deck including exterior storage room, in-suit laundry and a secured underground, titled parking stall with additional caged storage in front of stall. Perfect location! A wonderful place to call home!