

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

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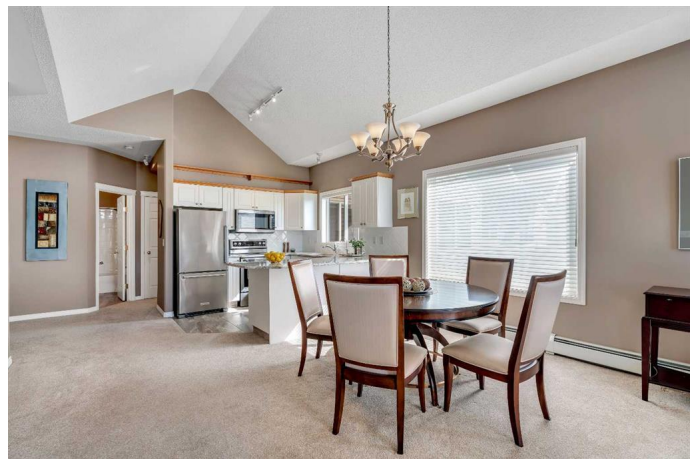
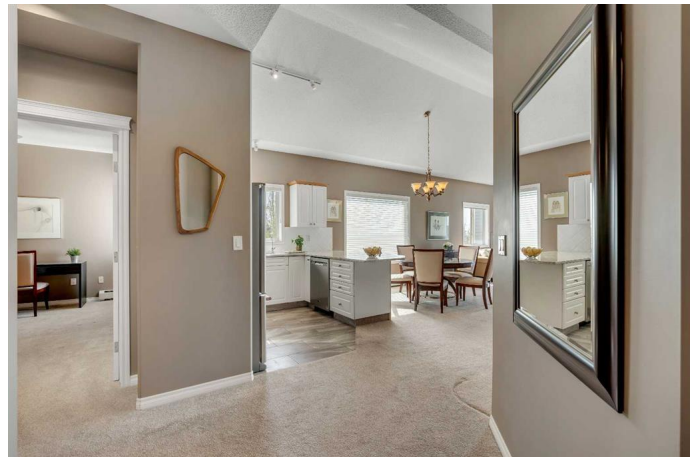
MLS® #A2219728

**\$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 Calgary'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 you'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 Calgary's top communities.? THIS IS THE ONE! Call your Realtor® 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
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	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	1
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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