

\$399,900 - 2206, 7451 Springbank Boulevard Sw, Calgary

MLS® #A2264480

\$399,900

2 Bedroom, 2.00 Bathroom, 1,171 sqft
Residential on 0.00 Acres

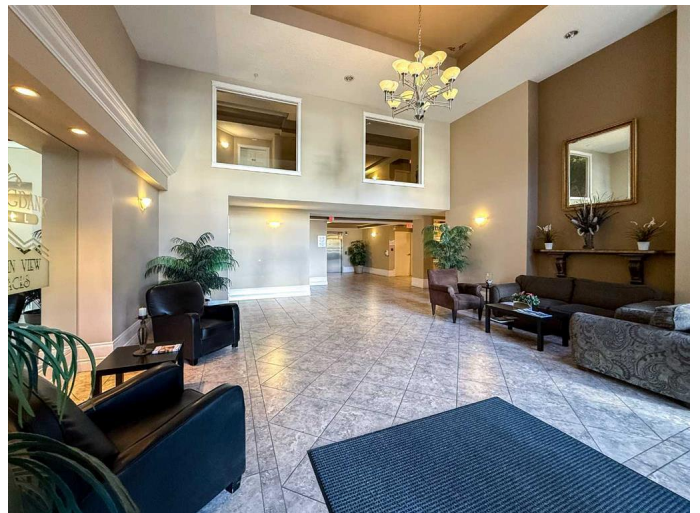
Springbank Hill, Calgary, Alberta

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-suite laundry and a secured underground, titled parking stall with additional caged storage in front of stall. Perfect location! A wonderful place to call home!

Built in 2001

Essential Information

MLS® #	A2264480
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,171



Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2206, 7451 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K5

Amenities

Amenities	Bicycle Storage, Elevator(s), Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Other
Construction	Stone, Vinyl Siding

Additional Information

Date Listed	October 17th, 2025
Days on Market	32
Zoning	DC (pre 1P2007)

HOA Fees	120
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.