



GRASSROOTS

REALTY GROUP

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**1315, 7451 Springbank Boulevard SW
Calgary, Alberta**

MLS # A2310567



\$434,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,111 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 669
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Stone, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s)		

Inclusions: none

OPEN HOUSE SATURDAY MAY 23 FROM NOON - 2:00 *****Welcome Home!***** #1315, 7451 Springbank Boulevard SW is a penthouse-level suite with soaring cathedral ceilings. Bright and well-maintained, this 2-bedroom, 2-bathroom condo is located in a professionally managed complex in Calgary's desirable southwest. This thoughtfully designed home offers an open-concept layout with large windows throughout, allowing natural light to pour in. Enjoy the spacious south-facing deck, which has mountain views to the west and overlooks the courtyard area. The spacious living and dining areas flow seamlessly, creating a comfortable and functional space for both everyday living and entertaining. The primary bedroom features its own ensuite bathroom, providing privacy and convenience, while the second bedroom is generously sized—perfect for guests, a home office, or additional family members. A second full bathroom adds flexibility and comfort for daily use. Additional highlights include in-suite laundry, a central vac system and neutral finishes. There is also a storage closet located just off the balcony, as well as an additional storage enclosure at the parking space. The building itself welcomes you with a grand lobby, elevator access, and well-maintained common areas, reflecting strong management and pride of ownership throughout the complex. Conveniently located close to shopping, public transit, parks, and major roadways, this home offers an excellent opportunity for first-time buyers, downsizers, or investors seeking value, comfort, and long-term potential in SW Calgary.