

32, 7401 Springbank Boulevard SW  
Calgary, Alberta

MLS # A2167542



## \$509,995

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated, Paved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Few Trees, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Animal Home, Open Floorplan, Storage		

**Inclusions:** All attached Lights in Garage.

Here is a Stylish & Affordable Springbank Hill Townhouse Condo set in a PRISTINE LOCATION! Amazing Sunny SOUTH Light All day long. Move in READY with Beautiful Vinyl-Plank Flooring & Pristine White Kitchen. Newer Steel Appliances with Centre-island & Space enough for the Small Table. Recently Added Extra Pot lighting and overhead fixtures too! Generous Space in the MAIN Living Area with EAST Light in the Morning, SOUTH Light most of the Day with WEST MOUNTAIN Views too! Morning Coffee outside on your 15 x 4 DECK, Transom Windows for loads of Natural South light. Good Sized Master Bedroom with new blinds, walk-in closet and freshly cleaned carpets. Bedroom 2 presently used as office but nice size as well. Both Bedrooms on the North Side of the building,..Super Quiet! Extra Level down the stairs configured as BAR/Workout, could be used for older kids or guests, as desired with 2 PCE Bath. Double Attached Garage with Extra lighting (Difficult to find at this price point) Newer carpets on the stairs, fantastic Laundry Configuration in the Mechanical Room & Recently serviced Furnace too! Greenspace in the common area, with Large Shed for this UNIT & Double Deck/Patio Options too. Extremely Well-Managed & professionally managed complex in a private setting for years to come. Quick Access to Westside REC-Centre, Convenience Store/Shops, Ring-Road Access, Pathways Parks & Walkways in Springbank hill & Surrounding AREA. Close to Public/Private Schools. New Smoke/co2 detectors. Clean as a whistle. Liberal Dog/Cat Policy no size/lbs limit in a Family-Friendly Condo Complex!