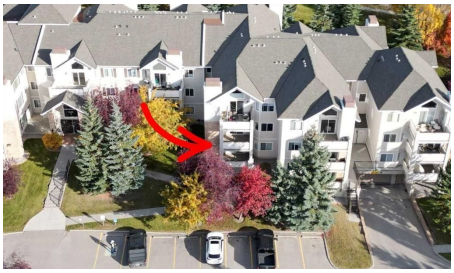
1202 7451 Springbank Boulevard SW

Calgary | Active | MLS® A2351249

$424,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**1,174.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to this beautifully updated 2nd-floor condo with 2 bedrooms and 2 bathrooms! This floor plan is arguably one of the best in the complex, with large windows throughout the open living, dining and kitchen area that fill the space with natural light. Both bedrooms are spacious, with the primary offering a walk-through closet and a large ensuite with a shower stall. The second bedroom is ideal for guests, a home office or a studio. Step out to the large private south facing deck with a generous storage unit, perfect for relaxing or entertaining. You'll also enjoy an in-suite laundry room with extra storage and a rare bonus: TWO titled indoor heated parking stalls, with the option to add storage lockers in front of the stalls. New carpet throughout makes this a great buy. All of this in a very well-managed and well-maintained complex.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351249
Bedrooms	2
Bathrooms	2
Year Built	2000
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,174.6 sq. ft.
Main Level Finished Area:	1,174.6 sq. ft.
Condo Fee:	$711.58

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0010183
Heating:	Baseboard
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mountain View Terrace
Community:	Springbank Hill
Amenities:	Elevator(s), Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK
Main Floor	Bedroom · 13'4" × 10'9" ·
Main Floor	Dining Room · 16'5" × 7'8" ·
Main Floor	Foyer · 7'7" × 7'1" ·
Main Floor	Kitchen · 10'4" × 9'1" ·
Main Floor	Living Room · 15' × 12'10" ·
Main Floor	Bedroom - Primary · 15'11" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Exterior Features:	Balcony, Storage

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1202-7451-springbank-boulevard-sw-calgary-a2351249/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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