2102 7451 Springbank Boulevard SW

Calgary | Active | MLS® A2352249

$310,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**970 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Offering approximately 970 sq. ft. of comfortable, well-designed living space, this beautifully maintained main-floor condo combines functionality, convenience, and an inviting open-concept layout. The spacious two-bedroom, two-bathroom main-floor plan is filled with natural light and offers a seamless flow between the living, dining, and kitchen areas, making it ideal for both everyday living and entertaining. The kitchen features ample cabinetry, generous counter space, and a peninsula island with a convenient eating bar. The welcoming living room features a cozy corner fireplace and provides direct access to the covered patio, perfect for morning coffee or relaxing outdoors. Modern luxury vinyl plank flooring adds style and durability throughout the main living areas. Both bedrooms are generously sized and thoughtfully positioned to provide privacy, while two full bathrooms offer added comfort and convenience. Additional highlights include in-suite laundry, easy main-floor access, a titled parking stall, and a large private storage unit conveniently accessible from the patio. The home also features some wheelchair-friendly adaptations, including wider door frames, providing improved accessibility. Well cared for and move-in ready, this condo offers the perfect combination of comfortable living and low-maintenance convenience. Quick possession is available, making this an excellent opportunity for first-time buyers, downsizers, investors, or anyone seeking a spacious and practical place to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352249
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:	970 sq. ft.
Main Level Finished Area:	970 sq. ft.
Condo Fee:	$590.35
Condo Fee Includes:	Common Area Maintenance, Heat, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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:	0110811
Heating:	Baseboard
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mountain View Terrace
Community:	Springbank Hill
Amenities:	Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator
Inclusions:	NA
Restrictions:	Easement Registered On Title, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Kitchen · 10' × 9' ·
Main Floor	Dining Room · 9'3" × 6'10" ·
Main Floor	Living Room · 14'10" × 13'3" ·
Main Floor	Bedroom - Primary · 14' × 10'7" ·
Main Floor	Bedroom · 14'4" × 10'10" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2102-7451-springbank-boulevard-sw-calgary-a2352249/

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

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