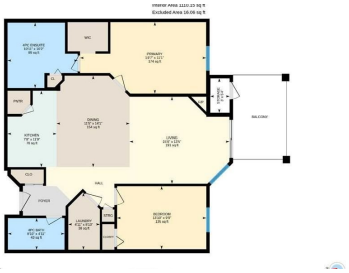
2108 7451 Springbank Boulevard SW

Calgary | Active | MLS® A2344425

$349,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**1,110 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome home to this 2-bedroom, 2-bathroom home offering over 1,100 square feet of living space in an impeccably maintained complex. Ideally located close to premier shopping, lush parks, all levels of schools, and major commuter routes, with quick and easy access to the mountains for weekend getaways. The open-concept main living area features a warm focal fireplace and large sliding patio doors leading to an expansive private balcony, complete with an outdoor storage room and dedicated gas hookup for your BBQ. The kitchen offers generous prep counters, rich cabinetry, a convenient corner pantry, and an oversized breakfast bar that flows into the dining area. The well-designed split-bedroom layout provides excellent privacy, with a spacious master bedroom featuring a walk-through closet and a full ensuite with a jetted tub and separate shower.
This exceptional property also includes secure titled underground parking, abundant visitor parking, a private parkade storage cage, and dedicated bicycle storage. Residents also enjoy access to a community recreation lounge. This is a cat-friendly building, with board approval required. A great opportunity offering comfort, space, and convenience in a fantastic location with easy access to everything you need. Call your favourite REALTOR® today for your private showing. Thanks for viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344425
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:	1,110 sq. ft.

Main Level Finished Area:	1,110 sq. ft.
Condo Fee:	$669.41
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall
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:	Boiler, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
HOA Fee:	$120.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mountain View Terrace
Community:	Springbank Hill
Amenities:	None, Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK
Main Floor	Bedroom · 13'10" × 9'9" ·
Main Floor	Bedroom - Primary · 19'7" × 11'1" ·
Main Floor	Dining Room · 14'1" × 11'5" ·

Main Floor	Kitchen · 11'9" × 7'8" ·
Main Floor	Laundry · 8'10" × 4'11" ·
Main Floor	Living Room · 15'6" × 13'5" ·
Main Floor	Storage · 5'4" × 3' ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Elevator, No Animal Home, No Smoking Home, Vinyl Windows
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:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2108-7451-springbank-boulevard-sw-calgary-a2344425/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.