

# \$559,000 - 20, 7401 Springbank Boulevard Sw, Calgary

MLS® #A2208890

**\$559,000**

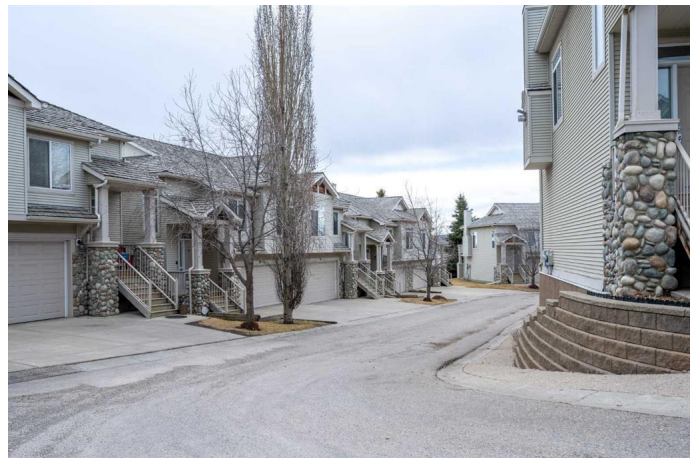
2 Bedroom, 2.00 Bathroom, 1,451 sqft

Residential on 0.06 Acres

Springbank Hill, Calgary, Alberta

Welcome to this beautifully updated Bareland Duplex located in the highly sought-after community of Springbank Hill! Nestled in a serene and meticulously maintained neighborhood, this home offers a perfect blend of comfort, convenience, and carefree living. Bright and airy, the home is bathed in natural light, with two generously sized Bedrooms and a Full 4-piece Bathroom. The NEWLY RENOVATED Kitchen is both stylish and functional, seamlessly flowing into the inviting Living area – perfect for relaxing or entertaining. The fully finished Walk-out Basement offers a cozy Family Room with a 3-Piece Bathroom, providing excellent flexibility, ideal for guests, family, or a peaceful retreat. Enjoy modern updates throughout, including in the updated Kitchen and Bathrooms, enhances both style and functionality. Keep your vehicles secure in the spacious Double attached Garage, ensuring warmth and safety year-round. With minimal exterior upkeep, you™ll have more time to enjoy the beauty of Springbank Hill. This home is just minutes from top-rated schools, shopping centers, parks, and the new ring road, making it perfect for families, professionals, or those looking to downsize without sacrificing convenience. Don't miss out on this incredible opportunity to own this move-in-ready home in one of Calgary™s most desirable neighborhoods!

Built in 2004



## Essential Information

MLS® #	A2208890
Price	\$559,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,451
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	20, 7401 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R2

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Balcony, Lighting  
Lot Description        Back Yard, Cul-De-Sac, Landscaped, Lawn, Low Maintenance  
                                 Landscape, No Neighbours Behind, Treed  
Roof                        Cedar Shake  
Construction           Vinyl Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed              April 9th, 2025  
Days on Market        11  
Zoning                    R-G  
HOA Fees                120  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Unison Realty Group Ltd.

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