

\$470,000 - 27, 43 Springborough Boulevard Sw, Calgary

MLS® #A2124382

\$470,000

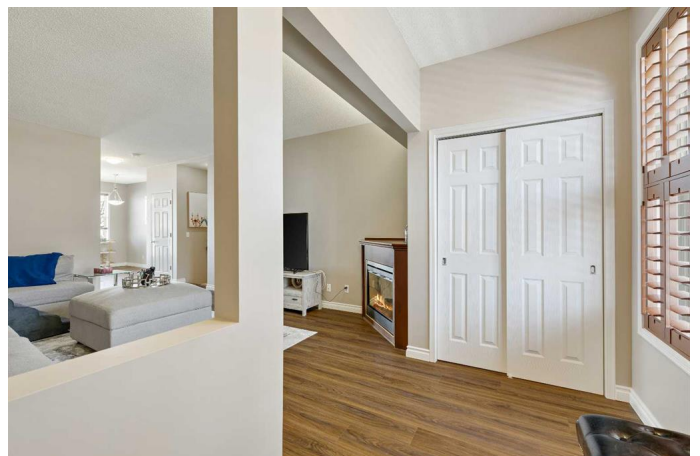
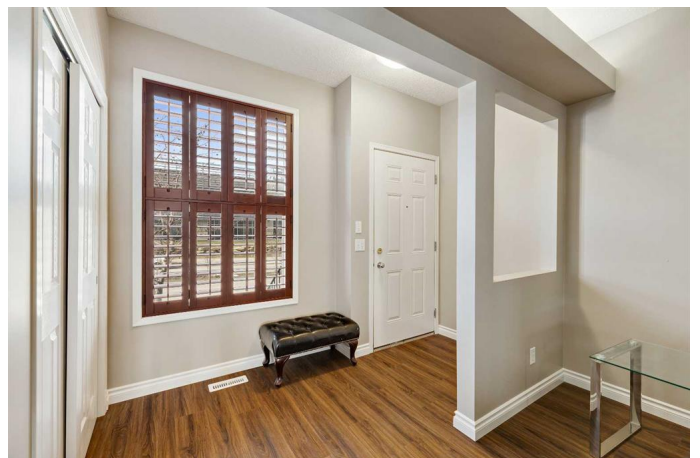
3 Bedroom, 3.00 Bathroom, 639 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

LOCATION*LOCATION*LOCATION

Situated in the highly sought after Springbank Hill you will discover a 2 level town home perfectly located within walking distance to so many amenities. Coffee shop, restaurants, Ambros University, Griffith Woods School, Ernest Manning High School and Athletic Park, Rundle College and outstanding Football Field, Springbank Hill Community Park and the CTrain Station. Not to mention you have quick access to Stony Trail and 17th Ave along with a quick commute to Aspen Landing and Sunterra Market. With almost 1300 square feet of gorgeous developed living space you are invited into discover a nicely updated **THREE BEDROOM** and **TWO AND A HALF BATH** Brownstown. The unique elevation provides character and elevated curb appeal as you walk up the staircase complimented with iron railing. Giving you a 'New York' kind of vibe, you will step into a thoughtfully designed open floorplan showcasing almost 9ft ceilings and a spacious foyer upon entering greeting your guests with plantain shutters and ample space for a bench for guests. Brand new luxury vinyl plank flooring extends from front to back creating a seamless transition from the expansive great room with a cozy feature fireplace into the highly functional kitchen area that offers a flush centre island and designated dining area. Rich maple cabinetry, full tile back splash and sleek stainless steel appliances compliment the space while a 2 piece powder room and main floor laundry complete the



main living area. The fully developed lower level boasts a large Primary Suite with a renovated 3 piece en suite featuring an over sized shower and modern vanity along with a large walk-in closet. Brand new toilets and upgraded flooring in all refreshed bathrooms. Two more additional good sized bedrooms, all with daylight windows inviting an abundance of natural daylight in and a great storage space nicely tucked under the stairs. A fully renovated four piece bath complete this level offering ample room for the whole family to enjoy. As noted, all baths have been updated, fresh new paint through out, brand new flooring on both levels and pride in ownership is evident. A wonderful home reflecting amazing value in a neighbourhood you will enjoy for years to come. Call your friendly REALTOR(R) to book a private viewing of this amazing home today!

Built in 2007

Essential Information

MLS® #	A2124382
Price	\$470,000
Sold Price	\$470,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	639
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	27, 43 Springborough Boulevard Sw
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Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V8

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 24th, 2024
Days on Market	35
Zoning	M-1 d111
HOA Fees	0.00

Listing Details

Listing Office

Jayman Realty Inc.

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