

\$449,900 - 25, 43 Springborough Boulevard Sw, Calgary

MLS® #A2145251

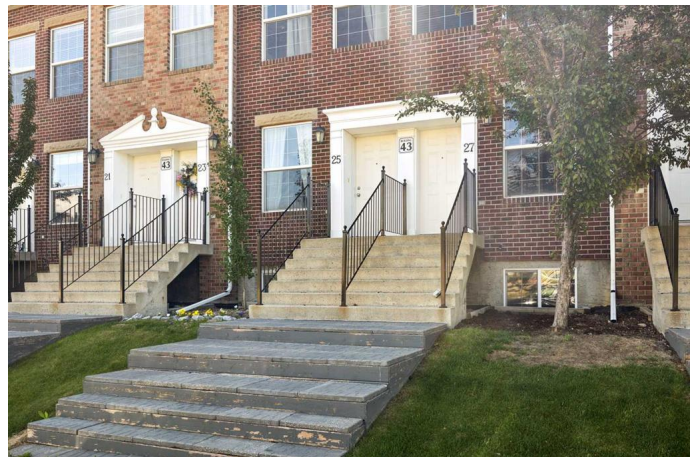
\$449,900

2 Bedroom, 3.00 Bathroom, 648 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2.5-bathroom townhouse with 1300 sqft of total living space! Located in the sought-after community of Springbank Hill, this beautifully maintained home is perfectly positioned within walking distance to an array of amenities. Enjoy the convenience of nearby coffee shops, restaurants, Ambrose University, schools, Springbank Hill Community Park, 69st CTrain Station AND quick access to Stony Trail. As you step inside you are greeted with a bright entry, spacious living room, functional dining room, and a peninsula kitchen offering loads of counter space and stainless steel appliances. The main level features elegant hardwood flooring, convenient laundry in the 2pc bathroom, and a south facing deck with natural gas line, perfect for summer BBQs™. Pride of ownership is evident throughout this home, with thoughtful updates that include updated light fixtures, recently painted entry, and a newer high-end electric stove (2023). One of the standout features of this home is a huge primary bedroom with dual closets, which can be converted into two separate bedrooms to suit your needs. The second bedroom boasts a 3pc en-suite and newer vinyl plank flooring, adding a touch of modernity and durability. Every detail has been carefully considered to create a welcoming and functional living environment. Stepping outside, the charming brick exterior and parking stall with power, complemented by visitor parking, add to the home's™ curb appeal. Top it all off with a



well managed building, this is an exceptional opportunity to live in a fantastic location with everything you need at your fingertips.

Built in 2007

Essential Information

MLS® #	A2145251
Price	\$449,900
Sold Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	648
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	25, 43 Springborough Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5V8

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Paved, Plug-In, Stall

Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Master Downstairs, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Lawn, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 20th, 2024
Days on Market	22
Zoning	M-1 d111
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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