

# \$479,900 - 25, 35 Springborough Boulevard Sw, Calgary

MLS® #A2229592

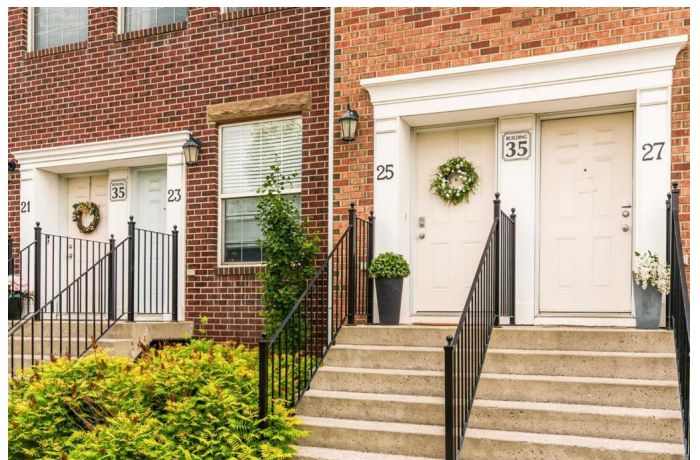
**\$479,900**

2 Bedroom, 2.00 Bathroom, 1,445 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

This beautifully updated Brownstone townhouse features 2 bedrooms, 1.5 bathrooms a single detached garage and 1,445 square feet of living space over two levels! The large and bright kitchen has been updated with timeless white cabinetry with subway tile backsplash, a blue accent island and subway tile backsplash. The kitchen is complete with a large pantry and overlooks the dining area with access to the private south-facing balcony. The large living area has a wall of windows overlooking the boulevard that allow natural light to pour through the main level all day long. Updated vinyl flooring flows throughout the main level, perfect for those with children and pets. The upper level has fresh carpet throughout and offers two dormered primary bedrooms giving an architectural design that is rarely found. Spanning 15'x16', the larger bedroom has ample space to comfortably accommodate a full bedroom suite and the second bedroom, virtually equal in size, is the perfect guest space or den with double closets for ample storage. The large 5 pc bathroom has double sinks and separates the bedrooms for added privacy. Laundry is conveniently located on the upper level. Completing this updated home is a single detached garage to keep your vehicle and valuables safe all year long! Conveniently located in desirable Springbank Hill, this home is just minutes from countless amenities and within walking distance to the LRT for quick access to downtown.



Built in 2006

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229592      |
| Price          | \$479,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,445         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 25, 35 Springborough Boulevard Sw |
| Subdivision | Springbank Hill                   |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3H 5V7                           |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Storage, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Single Garage Detached   |
| # of Garages   | 1                        |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)                |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Basement          | None                                                                                                   |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Balcony |
| Lot Description   | Back Lane, Front Yard, Landscaped       |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 58              |
| Zoning         | M-1 d111        |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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