



## 43 Springborough Boulevard Calgary Alberta

\$479,000

Amazing LOCATION in sought-after Springbank Hill Community ! This well maintained 2 bedrooms 2.5 bathrooms townhouse offers both style and convenience , you'll feel right at ideal home the moment you step inside! Large windows fill the home with natural light, creating a warm ambiance. The open-concept design features a bright and airy living room with a corner fireplace. The fully equipped kitchen boasts contemporary appliances, ample cabinetry, and an island , making it a chef's delight. Enjoy your meals in the adjacent dining area with easy access to your balcony where you can overlook beautiful views . Upstairs, you'll find two generously sized bedrooms and two full bathrooms including an ensuite bathroom for the prime bedroom, each bedroom with plenty of closet space. Back the unit, a single detached garage is Titled and provides secure parking. Fantastic located across from convenience and coffee stores. Walking distance to Ambrose University, Ernest Manning High School, Griffith Woods K-G9, and Westside Rec Center with 69 Street C-Train Station! Easy access to the major routs and amenities. Travel to downtown Calgary without a hassle. Don't miss the opportunity to have your dream home! Call your agent to book a showing ASAP before it is gone ! (id:6769)

Primary Bedroom 14.67 Ft x 11.83 Ft

3pc Bathroom 8.67 Ft x 5.08 Ft

Bedroom 14.75 Ft x 11.33 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Living room 13.67 Ft x 17.08 Ft

Kitchen 8.25 Ft x 14.17 Ft

Dining room 8.83 Ft x 14.17 Ft

2pc Bathroom 3.00 Ft x 6.75 Ft

Laundry room 6.42 Ft x 6.75 Ft

Other 12.00 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca