



REALTOR®



43 Springborough Boulevard Calgary Alberta

\$449,900

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 BBQ's. 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. (id:6769)

Primary Bedroom 17.17 Ft x 11.92 Ft
 Bedroom 12.92 Ft x 10.42 Ft
 3pc Bathroom 8.75 Ft x 5.08 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft
 Furnace 8.33 Ft x 2.92 Ft
 Kitchen 10.58 Ft x 8.33 Ft

Dining room 11.58 Ft x 8.92 Ft
 Living room 16.50 Ft x 13.58 Ft
 Laundry room 5.58 Ft x 2.58 Ft
 Other 11.92 Ft x 5.67 Ft
 2pc Bathroom 5.83 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

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