

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 \times 11.83 Ft 3pc Bathroom 8.67 Ft \times 5.08 Ft Bedroom 14.75 Ft \times 11.33 Ft 4pc Bathroom 8.67 Ft \times 4.92 Ft Living room 13.67 Ft \times 17.08 Ft Kitchen 8.25 Ft \times 14.17 Ft Dining room 8.83 Ft \times 14.17 Ft 2pc Bathroom 3.00 Ft \times 6.75 Ft Laundry room 6.42 Ft \times 6.75 Ft Other 12.00 Ft \times 5.75 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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