

# \$499,900 - 25, 35 Springborough Boulevard Sw, Calgary

MLS® #A2229592

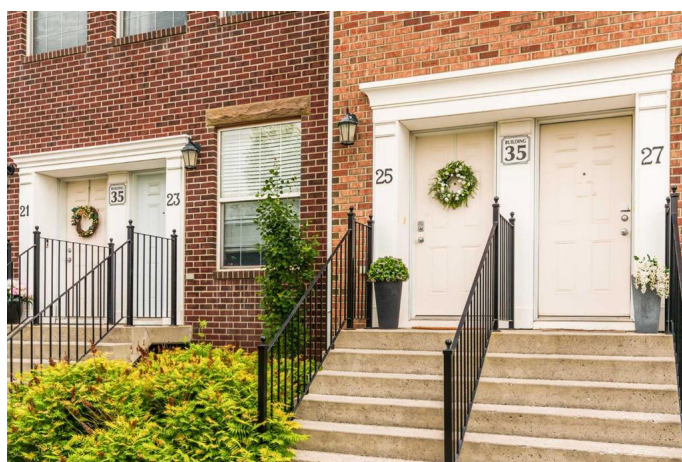
**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,445 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE - SUNDAY JUNE 15th FROM 1:00-3:00! 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	\$499,900
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, Stove(s), Washer, Window Coverings
Heating	Forced Air

Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
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	2
Zoning	M-1 d111

## Listing Details

Listing Office	Charles
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