



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**13, 43 Springborough Boulevard SW**  
**Calgary, Alberta**

**MLS # A2279200**



**\$489,500**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	625 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, See Remarks, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Walk-In Closet(s)		
<b>Inclusions:</b>	Call seller directly		

Click brochure link for more details. This well-maintained two-level brownstone-style townhome offers approximately 1,360 sq. ft. of total developed living space with 9-foot ceilings, located in the highly desirable community of Springbank Hill. Ideally situated across from shopping and professional services, the property also provides easy access to the CTrain station, Westside Recreation Centre, Griffith Woods School, Ernest Manning High School, parks, and nearby amenities. The main level features a spacious living area, a convenient 2-piece bathroom with in-suite laundry, and a functional kitchen complete with white cabinetry and black appliances. Step outside to a private deck equipped with a natural gas outlet—ideal for outdoor entertaining. A detached single garage adds further convenience. The fully developed lower level includes a generous primary bedroom with a 3-piece ensuite and walk-in closet, two additional bedrooms, and a 4-piece bathroom. All bedrooms feature large windows, 9-foot ceilings, and built-in closets. An excellent opportunity offering comfort, functionality, and value in a sought-after west Calgary location with quick access to major roadways and shopping.