



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

MLS # A2279200



\$489,500

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

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