



**9, 35 Springborough Boulevard SW
Calgary, Alberta**

MLS # A2145794



\$489,800

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached, Titled		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-1 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: none

This, trendy 2 bedrooms and 2.5 bathrooms, Brownstone condo is located in a prestige and desirable SW Community of Springbank Hill and features sunny living room, spacious kitchen with eating area, island with breakfast bar and french doors accessing your private balcony. Upper floor offers two large master bedrooms with dormers, Juliet balcony, huge windows and plenty of closet space. The single detached titled GARAGE provides secure parking. Fabulous location, close to LRT station, Westside Rec centre and reputable schools. Do not miss the opportunity, Contact us today for you private viewing.