



**GRASSROOTS**  
REALTY GROUP

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

20, 7401 Springbank Boulevard SW  
Calgary, Alberta

MLS # A2208890



**\$559,000**

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,451 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 499
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated Bareland Duplex located in the highly sought-after community of Springbank Hill! Nestled in a serene and meticulously maintained neighborhood, this home offers a perfect blend of comfort, convenience, and carefree living. Bright and airy, the home is bathed in natural light, with two generously sized Bedrooms and a Full 4-piece Bathroom. The NEWLY RENOVATED Kitchen is both stylish and functional, seamlessly flowing into the inviting Living area — perfect for relaxing or entertaining. The fully finished Walk-out Basement offers a cozy Family Room with a 3-Piece Bathroom, providing excellent flexibility, ideal for guests, family, or a peaceful retreat. Enjoy modern updates throughout, including in the updated Kitchen and Bathrooms, enhances both style and functionality. Keep your vehicles secure in the spacious Double attached Garage, ensuring warmth and safety year-round. With minimal exterior upkeep, you’ll have more time to enjoy the beauty of Springbank Hill. This home is just minutes from top-rated schools, shopping centers, parks, and the new ring road, making it perfect for families, professionals, or those looking to downsize without sacrificing convenience. Don't miss out on this incredible opportunity to own this move-in-ready home in one of Calgary's most desirable neighborhoods!