

**25, 35 Springborough Boulevard SW**  
**Calgary, Alberta**

**MLS # A2229592**



**\$499,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 487
<b>Basement:</b>	None	<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>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Living room TV Wall Mount with brackets, Living room floating shelf, Pantry storage unit.

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.