

# \$475,000 - 3, 35 Springborough Boulevard Sw, Calgary

MLS® #A2244844

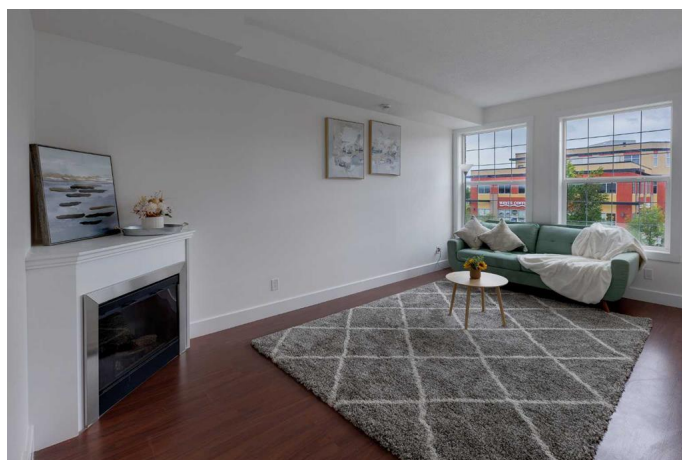
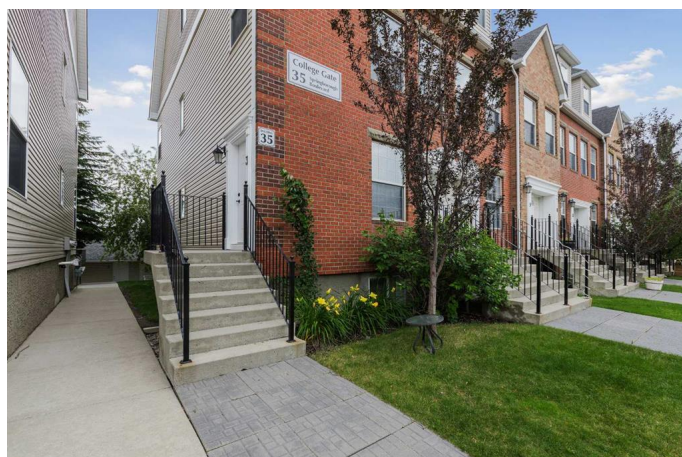
**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,430 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

This beautifully updated brownstone-style townhouse is a rare corner unit in the desirable College Gate community. With two bedrooms, one and a half bathrooms, and sweeping views, this upper-level home offers both comfort and convenience. Ideally located within walking distance of the LRT station, Westside Rec Centre, Ambrose University, and several top-rated schools including Rundle, Ernest Manning, and Griffith Woods, it also provides quick access to Westside amenities and a short escape to the mountains. Inside, the spacious end unit boasts 9-foot ceilings, fresh paint, and oversized windows that flood the space with natural light. The main level features a generous living room with a cozy corner gas fireplace, perfect for relaxing evenings. The recently renovated kitchen includes quartz countertops, white cabinetry, a central island with raised breakfast bar, a pantry, and a large dining area that opens onto an east-facing deck. From here, enjoy views across the reservoir and surrounding greenspace. A half bath completes this level. Upstairs, both bedrooms feature charming loft-style ceilings and dormer windows. The primary bedroom offers a Juliette balcony with tranquil views, while the second bedroom overlooks the boulevard and offers a glimpse of the mountains. A full bathroom serves the upper level, plus a laundry area. Additional upgrades include tasteful designer lighting, an Ecobee thermostat, updated Decora switches, and



brand-new hardware and plumbing fixtures throughout. The unit also includes a single-car garage with additional storage space, making this home as practical as it is stylish. You deserve this home!

Built in 2006

### Essential Information

MLS® #	A2244844
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3, 35 Springborough Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V7

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
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Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 9th, 2025
Days on Market	4
Zoning	M-1 d111
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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