



**21, 29 Springborough Boulevard SW  
Calgary, Alberta**

**MLS # A2317133**



**\$479,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank Hill           |               |                   |
| <b>Type:</b>     | Residential/Five Plus     |               |                   |
| <b>Style:</b>    | 2 Storey                  |               |                   |
| <b>Size:</b>     | 707 sq.ft.                | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached    |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 513   |
| <b>Basement:</b>   | Full   | <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>   | Kitchen Island, Primary Downstairs, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** Storage Shelves

~CHECK OUT THE YOUTUBE VIDEO~ Welcome to one of the most sought-after Brownstone-style homes in West Calgary—a rare opportunity to own a beautifully designed 3-bedroom townhouse offering over 1,300 sq. ft. of total living space in an unbeatable SW location. Perfectly positioned across from shopping, restaurants, professional services, and everyday conveniences, this home offers the ultimate lock-and-leave lifestyle. Enjoy quick access to the Westside Recreation Centre, 69 Street C-Train Station, top-rated schools, downtown Calgary, and major routes throughout the city. The bright and inviting main level features an open-concept design ideal for both everyday living and entertaining. Relax in the spacious living room centered around a cozy gas fireplace, while the thoughtfully designed kitchen showcases rich maple cabinetry, black appliances, a central island, and plenty of counter space for meal preparation and gatherings. A convenient 2-piece bathroom with in-suite laundry completes the main floor. Step outside through elegant French doors to your private outdoor retreat, featuring a spacious deck with a natural gas BBQ hookup and direct access to your detached single garage. The lower level offers a unique and highly functional layout with three generously sized bedrooms, including a private primary suite complete with a walk-in closet and 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for family, guests, a home office, or roommates. Large windows and 9-foot ceilings throughout create an airy feel while the partially below-grade design offers exceptional privacy and a quiet, restful atmosphere. Additional highlights include extensive built-in storage, low-maintenance living, and an incredible location in one of Calgary's most desirable west-side communities. Whether you're a first-time

buyer, young professional, downsizer, or investor, this is an exceptional opportunity to own a rare Brownstone home in a location where listings seldom become available. Don't miss your chance to own this outstanding West Calgary property at an incredible value. Schedule your private showing today.