



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21, 43 Springborough Boulevard SW
Calgary, Alberta

MLS # A2328366



\$430,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,401 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	None	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	M-1 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: N/A

OPEN HOUSE Sunday August 2nd 12pm-2pm Experience modern, comfortable living in this impeccably designed townhome, situated in the highly desirable neighborhood of Springbank Hill. The main floor boasts an open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for everyday living and entertaining. This level features beautiful hardwood and tile flooring alongside 9-foot ceilings. The chef-inspired kitchen offers abundant counter space and cabinetry, leading directly out to a private balcony perfect for relaxing or summer BBQing. Upstairs, you will find two spacious bedrooms, including a generous primary retreat complete with vaulted ceilings, a private three-piece ensuite, and its own balcony. Enjoy breathtaking city and mountain views right from the upper level. This unit includes a private one-car garage and offers unbeatable convenience. It is located directly across the street and within easy walking distance from the Westside Recreation Centre and Ambrose University. Springbank Hill is a fantastic neighborhood featuring excellent schools, parks, playgrounds, and walking/biking paths. Enjoy a multitude of shopping options with quick access to Stoney Trail, 17th Ave, and the C-Train.