

7, 29 Springborough Boulevard SW
 Calgary, Alberta

MLS # A2251374



\$409,800

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	640 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	On Street, Outside, Paved, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d111
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

GREAT LOCATION & EXCEPTIONAL VALUE! Welcome to this bright and beautiful 3 bedroom & 2.5 bathroom condo in the highly desirable community of Springbank Hills College Gate. Featuring 9 ft ceilings and numerous upgrades, this home offers both comfort and style. The main floor boasts newer vinyl plank flooring and a bright, open layout with a spacious entry and living room. The kitchen is highlighted by crisp white cabinetry, new LG stainless steel appliances, and quartz countertops(2024). Step out onto the back deck with a gas BBQ hookup—perfect for entertaining. The primary bedroom includes a 3-piece ensuite and a large walk-in closet. Two additional bedrooms feature oversized windows and built-in locks for added security. A titled parking stall with a remotely activated plug-in adds convenience year-round. Fantastic location—Springborough Professional Centre is just across the street with shops, a cafe, and a pharmacy. Westside Rec Centre is next door, and the 69 St. LRT station offers a quick commute downtown. Top schools such as West Calgary High, Rundle College, Webber Academy, and Ambrose University are only a short walk or drive away. Don’t miss this attractive and affordable opportunity—perfect for families or students. Click the Virtual Tour for more details!