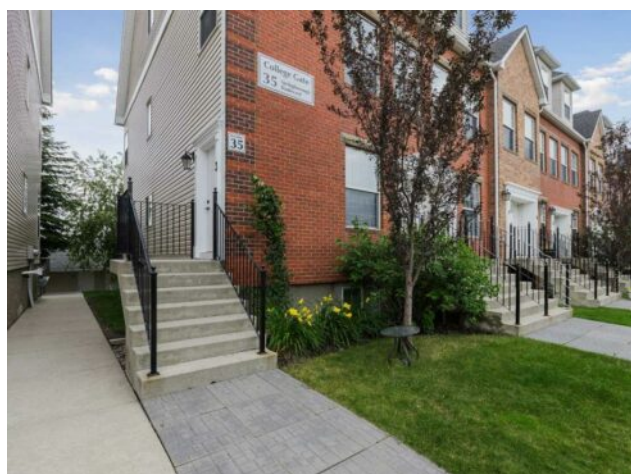


3, 35 Springborough Boulevard SW
Calgary, Alberta

MLS # A2244844



\$475,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 487
LLD:	-
Zoning:	M-1 d111
Utilities:	-

Inclusions: n/a

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!