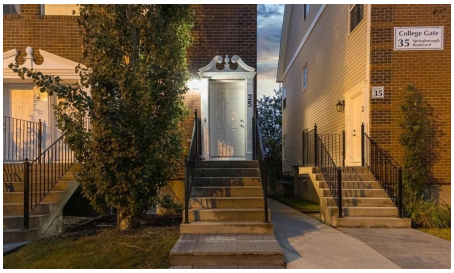
# 25 29 Springborough Boulevard SW

Calgary | Active | MLS® A2346446

**$415,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2005** | **1,302 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Realty Professionals

# A closer look

A RARE opportunity to own a END-unit brownstone townhouse in Springbank Hill, offering over 1,300 sq. ft. of living space in a lovely setting surrounded by mature trees. With its classic exterior, inviting curb appeal and thoughtfully updated interior, this home has plenty to offer.

The main level features a spacious living room with a gas fireplace, while the renovated kitchen offers newer cabinetry, quartz countertops, newer appliances and access to a private balcony. New flooring throughout and fresh paint give the entire home a clean, updated feel.

Upstairs are two generously sized bedrooms, including one with a charming Juliette balcony, along with a large full bathroom and convenient upper-floor laundry. A newer furnace and hot water tank add peace of mind. The home also includes a single detached garage with additional storage space and direct access from the property; a particularly convenient feature year-round.

Set in a prime west-side location, you’re close to schools, shopping, walking paths, Westside Recreation Centre and everyday amenities within walking distance. With its combination of character, updates, garage and location, this is a fantastic option for both a place to call home or a well-positioned rental property. Some photos have been virtually staged for reference.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2346446 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2005 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,302 sq. ft. |
| **Main Level Finished Area:** | 677 sq. ft. |
| **Upper Level Finished Area:** | 607 sq. ft. |
| **Condo Fee:** | $505.57 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Water |
| **Front Exposure:** | North |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Levels:** | Three Or More |
| **End Unit:** | End Unit |
| **Total Rooms Above Grade:** | 2 |
| **Year built:** | 2005 (Age: 21) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0512864 |
| **Heating:** | Forced Air |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick |

| | |
|---|---|
| **Structure Type:** | Other |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Ceramic Tile, Vinyl Plank |
| **Cooling:** | Other |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Family Room, Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Detached |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | Upper Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | College Gate |
| **Community:** | Springbank Hill |
| **Amenities:** | Other |
| **Appliances:** | Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | NA |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Yes |
| **Upper Level** | Bedroom - Primary · 15' × 13'4" · |
| **Upper Level** | Bedroom · 14'11" × 11'3" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters |
| **Exterior Features:** | Balcony, Private Entrance |
| **Patio And Porch Features:** | Balcony(s) |
| **Lot Features:** | Low Maintenance Landscape, No Neighbours Behind |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | M-1 d111 |
| **Listed Date:** | Sep 17, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/25-29-springborough-boulevard-sw-calgary-a2346446/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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