

\$475,000 - 3, 35 Springborough Boulevard Sw, Calgary

MLS® #A2244844

\$475,000

2 Bedroom, 2.00 Bathroom, 1,430 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

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!

Built in 2006

Essential Information

MLS® #	A2244844
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3, 35 Springborough Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V7

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
-------------------	--

Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	4
Zoning	M-1 d111
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.