

# \$409,800 - 7, 29 Springborough Boulevard Sw, Calgary

MLS® #A2251374

**\$409,800**

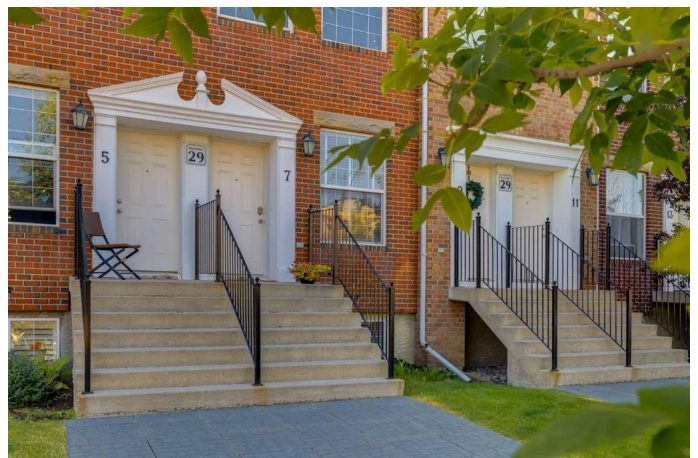
3 Bedroom, 3.00 Bathroom, 640 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

**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 café, 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!

Built in 2005



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251374      |
| Price          | \$409,800     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 640           |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 7, 29 Springborough Boulevard Sw |
| Subdivision | Springbank Hill                  |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5V7                          |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                                |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 1                                                                              |
| Parking        | On Street, Outside, Paved, Stall, Titled                                       |
| # of Garages   | 1                                                                              |

## Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                      |

|              |                |
|--------------|----------------|
| # of Stories | 3              |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Lighting, Dock                                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 61                |
| Zoning         | M-1 d111          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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