



THE
A-TEAM

**RE/MAX
FIRST**

43 SPRINGBOROUGH Boulevard #27, Calgary T3H 5V8

MLS® #: **A2124382**

Area: **Springbank Hill**

Listing Date: **04/19/24**

List Price: **\$470,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

639

Low Sqft:

Ttl Sqft:

639

Lot Sz Ar:

Lot Shape:

DOM

31

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

Townhouse

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Low Maintenance Landscape

Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`5" x 13`6"
Dining Room	Main	11`5" x 8`1"
Laundry	Main	5`6" x 2`7"
Bedroom - Primary	Basement	12`11" x 10`3"
3pc Ensuite bath	Basement	8`7" x 5`1"
Bedroom	Basement	9`6" x 8`1"
Furnace/Utility Room	Basement	8`5" x 3`1"

Room	Level	Dimensions
Kitchen	Main	10`6" x 9`0"
Foyer	Main	10`1" x 4`9"
2pc Bathroom	Main	5`9" x 5`0"
Walk-In Closet	Basement	4`11" x 3`10"
Bedroom	Basement	9`6" x 8`7"
4pc Bathroom	Basement	7`11" x 4`11"

Condo Fee:
\$432

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d111

Legal Desc: **0710146**

Remarks

Pub Rmks: ***LOCATION*LOCATION*LOCATION*** Situated in the highly sought after Springbank Hill you will discovered a 2 level town home perfectly located within walking distance to so many amenities. Coffee shop, restaurants, Ambros University, Griffith Woods School, Ernest Manning High School and Athletic Park, Rundle College and outstanding Football Field, Springbank Hill Community Park and the CTRain Station. Not to mention you have quick access to Stony Trail and 17th Ave along with a quick commute to Aspen Landing and Sunterra Market. With almost 1300 square feet of gorgeous developed living space you are invited into discover a nicely updated THREE BEDROOM and TWO AND A HALF BATH Brownstown. The unique elevation provides character and elevated curb appeal as you walk up the staircase complimented with iron railing. Giving you a 'New York' kind of vibe, you will step into a thoughtfully designed open floorplan showcasing almost 9ft ceilings and a spacious foyer upon entering greeting your guests with plantain shutters and ample space for a bench for guests. Brand new luxury vinyl plank flooring extends from front to back creating a seamless transition from the expansive great room with a cozy feature fireplace into the highly functional kitchen area that offers a flush centre island and designated dining area. Rich maple cabinetry, full tile back splash and sleek stainless steel appliances compliment the space while a 2 piece powder room and main floor laundry complete the main living area. The fully developed lower level boasts a large Primary Suite with a renovated 3 piece en suite featuring an over sized shower and modern vanity along with a large walk-in closet. Brand new toilets and upgraded flooring in all refreshed bathrooms. Two more additional good sized bedrooms, all with daylight windows inviting an abundance of natural daylight in and a great storage space nicely tucked under the stairs. A fully renovated four piece bath complete this level offering ample room for the whole family to enjoy. As noted, all baths have been updated, fresh new paint through out, brand new flooring on both levels and pride in ownership is evident. A wonderful home reflecting amazing value in a neighbourhood you will enjoy for years to come. Call your friendly REALTOR(R) to book a private viewing of this amazing home today!

Inclusions:
Property Listed By: **N/A**
Jayman Realty Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









