

**15, 27 Springborough Boulevard SW  
Calgary, Alberta**

**MLS # A2287052**



**\$450,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-1 d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		
<b>Inclusions:</b>	n/a		

Welcome to the College Gate townhomes, where Location truly sets this home apart. Timeless brownstone charm meets modern convenience in the heart of sought-after Springbank Hill. This beautifully maintained 3-bedroom, 2.5-bathroom walk-up townhome with over 1400 sq ft of living space, offers an unbeatable location—just a short walk to the 69 Street LRT station and only steps from the outstanding amenities of Westside Recreation Centre. Perfectly positioned in a vibrant, family-friendly community. The thoughtfully designed main floor is warm and inviting. Relax in the large living room featuring a cozy electric fireplace. The kitchen has great counter space, a central island, classic white tile backsplash, and a convenient pantry. The spacious dining area has room for a full-sized table. Step outside to your private balcony with great sunrises, leading to your own titled single detached garage. The lower level offers three bedrooms with high ceilings, including a primary room complete with a 3-piece ensuite and walk-in closet. The other two bedrooms share an additional 4-piece bathroom, creating a functional and flexible layout for families, guests, or a home office setup. Within close proximity to Griffith Woods School, Ernest Manning High School, Ambrose University, and Rundle College. Shopping centres, restaurants, gyms, grocery stores, and countless amenities are all nearby, making daily life exceptionally convenient. Whether you're a first-time buyer, growing family or investor, this is a great opportunity to own in one of Calgary's most desirable southwest communities.