

\$925,000 - 250 Springborough Way Sw, Calgary

MLS® #A2198738

\$925,000

3 Bedroom, 3.00 Bathroom, 1,977 sqft
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE Saturday, March 8th from 1 PM to 3 PM! This two-storey home offers an unbeatable blend of convenience, style, and potential. Backing south onto a serene greenbelt and pathway, the property boasts breathtaking mountain views from both the main and upper levels. Journey through a renovated kitchen featuring crisp white shaker cabinets, dark quartz countertops, and upgraded appliances—a perfect balance of modern elegance and function. The main floor flows seamlessly with rich hardwood flooring, 9-ft ceilings, and a spacious entryway. A cozy living room with a corner fireplace sets the stage for relaxed evenings, while the adjacent dining nook opens to the deck, offering a perfect spot to enjoy those scenic views. A mudroom with laundry and a 2-piece bath complete the main level. Upstairs, a vaulted-ceiling bonus room adds versatility, while three well-appointed bedrooms provide comfort for the whole family. The primary suite features a walk-in closet and a 4-piece ensuite, complemented by another full bathroom for convenience. The unfinished walk-out basement offers endless possibilities, already roughed-in for a future bathroom—ideal for adding value and living space. This home also comes equipped with central air conditioning for year-round comfort and a programmable sprinkler system for both the front and back yard, making maintenance a breeze. And let's talk about location—just minutes to the 69 Street CTrain



station, West Side Rec Centre, and top-rated schools (Griffith Woods K-9, Ernest Manning High School, Rundle College, and Ambrose University). This is Springbank Hill at its finest. A rare opportunity to own in one of the city's most sought-after areas don't miss out!

Built in 2003

Essential Information

MLS® #	A2198738
Price	\$925,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,977
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	250 Springborough Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5M8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Rectangular Lot, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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