

# \$739,000 - 25 Springborough Point Sw, Calgary

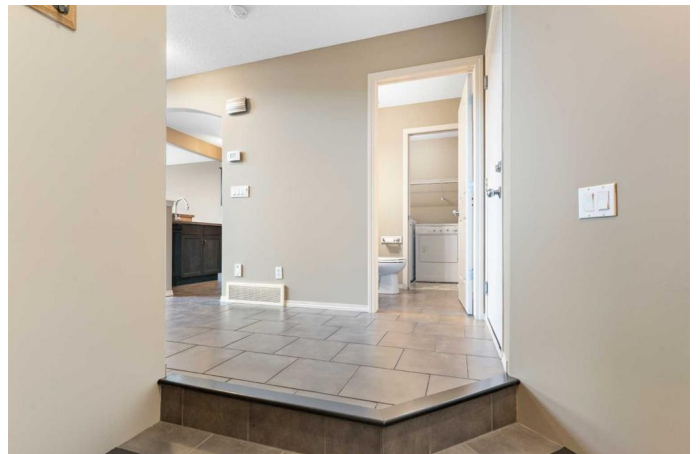
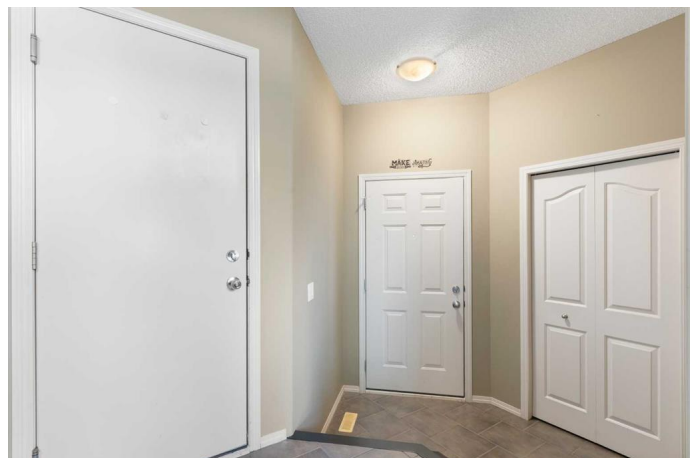
MLS® #A2238232

**\$739,000**

3 Bedroom, 3.00 Bathroom, 1,432 sqft  
Residential on 0.08 Acres

Springbank Hill, Calgary, Alberta

Properties in the Springborough area of Springbank Hill don't come onto the market very often. This 3-bedroom, 2.5-bathroom home with 1431 sq. ft. of above-ground living space and double-attached garage is one of those rare opportunities to make your dream come true. Located within walking distance of Ambrose University, Rundle College, Ernest Manning High School and Griffith Woods School, it is a desirable choice for students and staff that attend or work at these academic institutions. The home is set on a landscaped rectangular lot with a large southwest rear yard. As you enter the home, you will notice the large tiled entrance with a closet and as you step up to the main level, the garage access is to your right. The functional kitchen is semi open to the living area and features a raised breakfast bar and corner pantry. This home has an abundance of natural light with the wall of windows in the vaulted ceiling living room. The living area has an open airy spacious feeling. A large dining area with a sliding door to the deck provides a wonderful space for family and friends, meals and social gatherings. The laundry room is conveniently located on the main floor along with the powder room. A semi-open staircase and upper hallway contribute to the light and ambiance in the home. Here you will find a spacious primary suite with a large walk-in closet with an organizer and a 4-piece en-suite bathroom with an opening window. Two additional



bedrooms, a 4-piece main bath and linen closet complete the upper level. Soft corners and a center wall gas fireplace with mantle and raised tile hearth add to the cozy comfort of this fine home. The unfinished basement provides an opportunity for additional living space and storage. Rough ins for a bathroom and central vacuum, 3 large windows, a Carrier high efficiency furnace, a high efficiency gas hot water tank (2017) and power humidifier are all part of the package. There is easy access to Aspen and Westhills shopping, Westside Recreation Centre, LRT transit and Stoney Trail on both south and west sides of the area. This property won't last long. It is worth your time to check it out!

Built in 2004

### **Essential Information**

MLS® #	A2238232
Price	\$739,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	25 Springborough Point Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5T5

### **Amenities**

Amenities None

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Insulated

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Raised Hearth, Tile

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 2

Zoning R-G

HOA Fees 150

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Royal LePage Benchmark

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