

# \$679,900 - 165 Spring Crescent Sw, Calgary

MLS® #A2251606

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,612 sqft

Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Welcome to this well-cared-for detached home in the highly desirable community of Springbank Hill, located on Calgary's sought-after west side!.Offering over 1,600 sq. ft. above grade, this property combines incredible value, comfort, and location – a rare find at this price point.

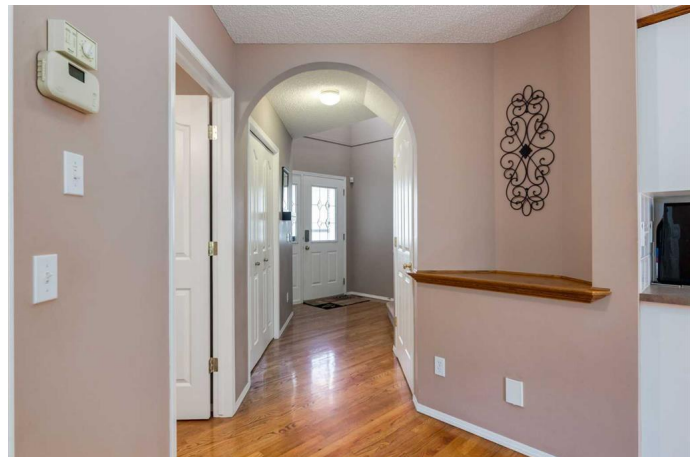
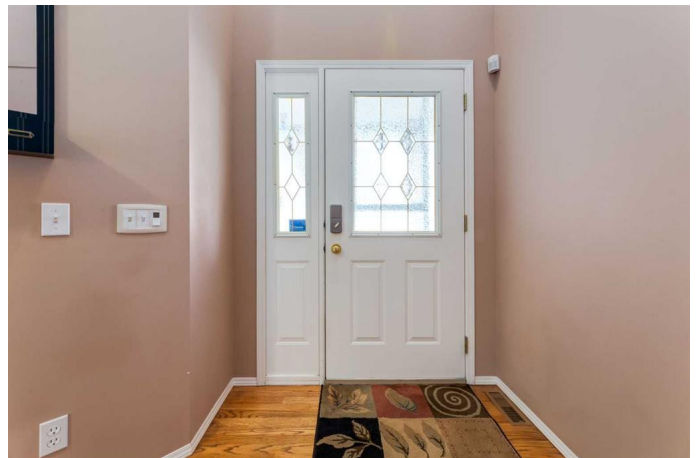
Built in 1999 and meticulously cared for by the same owner for the past 21 years, this home reflects true pride of ownership. The single occupant has maintained a smoke-free and pet-free environment throughout his tenure, ensuring the property has remained in exceptional condition.

The lower level offers an undeveloped basement with excellent potential for customization, while outside, the home boasts a fully fenced and landscaped yard – perfect for outdoor living and entertaining. A double attached garage provides secure parking and storage.

Recent updates, including new windows and thoughtful upgrades, reflect the pride of ownership. The home is in excellent condition and move-in ready. Please refer to feature sheet for more details!

Built in 1999

## Essential Information



MLS® #	A2251606
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,612
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	165 Spring Crescent Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3V3

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Pine Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	230
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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