

# \$810,000 - 9 Springborough Point Sw, Calgary

MLS® #A2252282

**\$810,000**

3 Bedroom, 3.00 Bathroom, 1,681 sqft  
Residential on 0.08 Acres

Springbank Hill, Calgary, Alberta

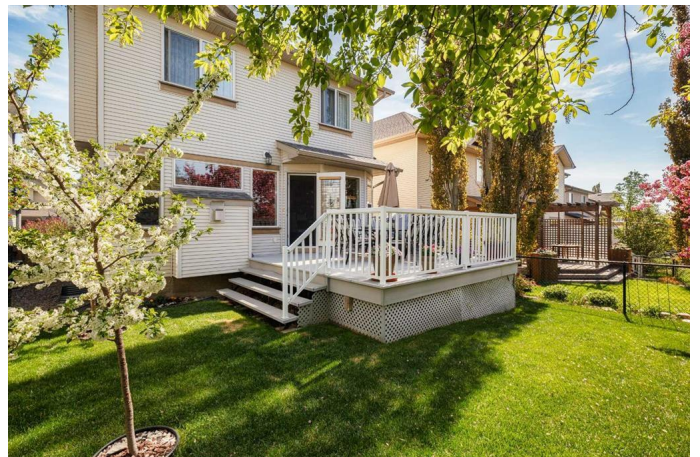
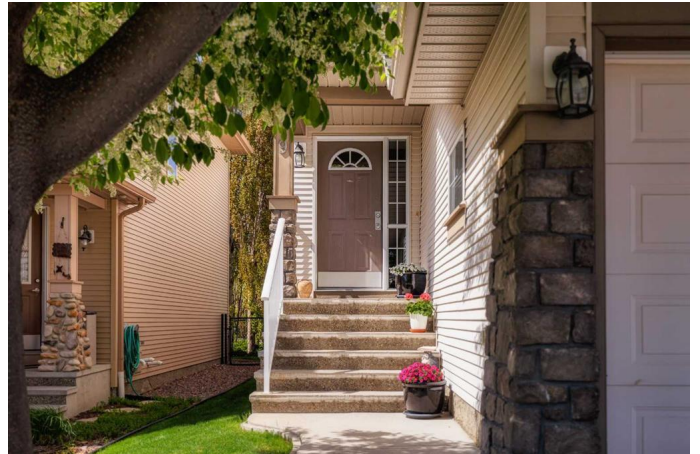
Pride of ownership is evident throughout this IMMACULATE, MOVE-IN READY, smoke- and pet-free 3-bedroom home, ideally situated on a quiet, family-friendly street in desirable Springbank Hill. ORIGINAL OWNERS!

Enjoy direct access to the community's extensive pathway system right from your backyard, and a PLAYGROUND just steps away.

The bright, open-concept main floor features engineered HARDWOOD (installed July 2020) and a spacious living area with gas fireplace that connects seamlessly to an upgraded kitchen with quartz island countertops, corner pantry and newer stainless-steel appliances (August 2023). The sun-drenched dining nook provides direct access to the private SW facing backyard. A well-placed 2-pc powder room and dedicated main floor laundry room complete this level.

A generous bonus room with vaulted ceilings above the garage offers the perfect family gathering or entertainment space. Just a few steps up, youâ€™™ll find the main 4-pc bathroom and three well-proportioned bedrooms, including a spacious primary retreat with a private ensuite and walk-in closet.

The fully developed basement features upgraded egress windows and durable laminate flooring, offering a versatile space



perfect for a home gym, kidsâ€™ play area, or entertainment zone.

Enjoy outdoor living with a large composite deck, Phantom screen for indoor-outdoor flow, and a beautifully landscaped SW facing backyard with mature, fruit-bearing cherry trees.

Additional upgrades include a new furnace and hot water tank (Dec 2022), humidifier (2020), central vacuum system, and an insulated, drywalled double garage.

This spotless, move-in-ready home is WALKING-DISTANCE to top-rated schools - Griffith Woods School, Ernest Manning High School, Rundle Academy and Ambrose College â€“ and a 5-minute walk to the LRT and Westside Rec Centre. Easy access to Aspen Landing, Westhills Towne Centre, 20 minutes to downtown, quick to Stoney Trail and the mountains.

Built in 2003

**Essential Information**

MLS® #	A2252282
Price	\$810,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,681
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	9 Springborough Point Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5T5

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	175

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Property Solutions Real Estate Group Inc.

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