

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

MLS® #A2238232

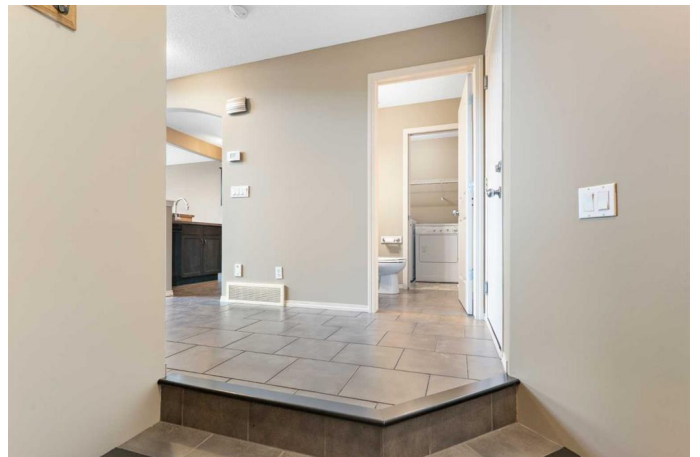
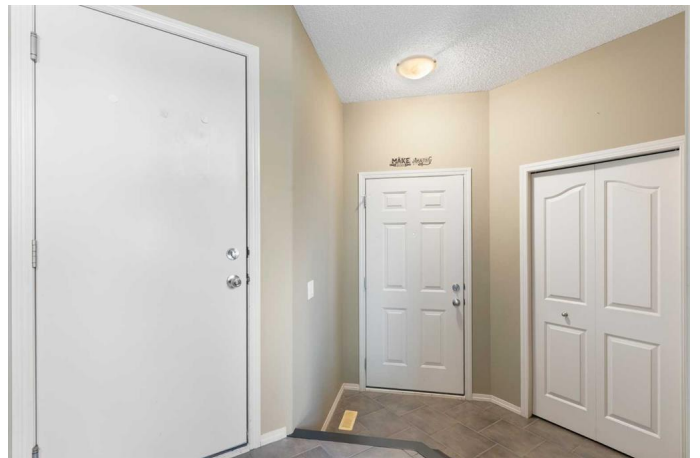
**\$739,000**

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  
Zoning R-G  
HOA Fees 150  
HOA Fees Freq. ANN

### Listing Details

Listing Office Royal LePage Benchmark

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