

# \$839,000 - 30 Spring Mews Sw, Calgary

MLS® #A2252529

**\$839,000**

3 Bedroom, 4.00 Bathroom, 1,695 sqft

Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Fully finished WALKOUT basement in Springbank! Open floor plan with 3 bedrooms & 3.5 bathrooms. Vinyl plank flooring on the main level, central air conditioning, huge windows bringing in plenty of natural light. The chef's kitchen features granite counters, stainless steel. Sunny eating area lead to back deck with gas BBQ line. Upstairs you have lots of versatile space in your BONUS ROOM and 3 nice sized bedrooms. The primary bedroom has its own full ensuite including a separate tub, shower and walk-in closet. The WALKOUT level basement is fully finished and leads you outside to a perfect hot tub area and stamped concrete patio. A great sized rec room with large windows. It also come with a full bathroom with heated floors. The attached double garage is a great size at 23.5ft x 20ft. Location is PERFECTION: positioned close to Griffith Woods School (K-9), Ernest Manning High School, Rundle College (K-12), Ambrose University, West Side Rec, the 69 Street C-Train Station, Aspen Landing, and West Hills Shopping, every amenity is at your fingertips.

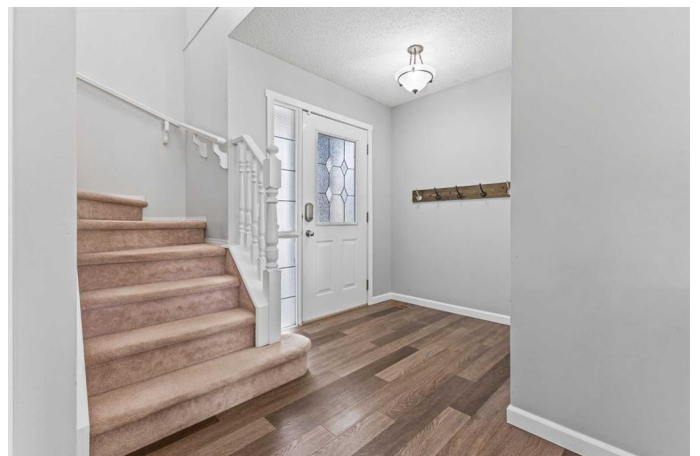
Built in 2001

## Essential Information

MLS® # A2252529

Price \$839,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,695       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 30 Spring Mews Sw |
| Subdivision | Springbank Hill   |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3H 3V2           |

### Amenities

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

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                    |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Walk-Out                                                                                                |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Cedar Shake                 |
| Construction      | Wood Frame                  |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Zoning         | R-G               |
| HOA Fees       | 230               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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