



THE
A-TEAM

**RE/MAX
FIRST**

250 SPRINGBOROUGH Way, Calgary T3H 5M8

MLS® #: **A2198738** Area: **Springbank Hill** Listing Date: **03/06/25** List Price: **\$925,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,305 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,977**
 Low Sqft:
 Ttl Sqft: **1,977**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Rectangular Lot,Street Lighting,Treed,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Central Vacuum,High Ceilings,Kitchen Island,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`7" x 12`9"	Kitchen	Main	15`9" x 10`6"
Dining Room	Main	11`5" x 8`0"	Bonus Room	Second	18`0" x 17`5"
Laundry	Main	8`3" x 5`4"	Bedroom - Primary	Second	16`1" x 11`5"
Bedroom	Second	11`0" x 10`9"	Bedroom	Second	11`0" x 10`4"
4pc Ensuite bath	Second	11`6" x 7`5"	2pc Bathroom	Main	4`8" x 4`3"
4pc Bathroom	Second	10`8" x 4`11"	Foyer	Main	9`0" x 7`1"
Walk-In Closet	Second	10`7" x 5`0"	Balcony	Main	13`6" x 8`0"

Title:
Fee Simple
 Legal Desc:

0310421

Zoning:
R-G

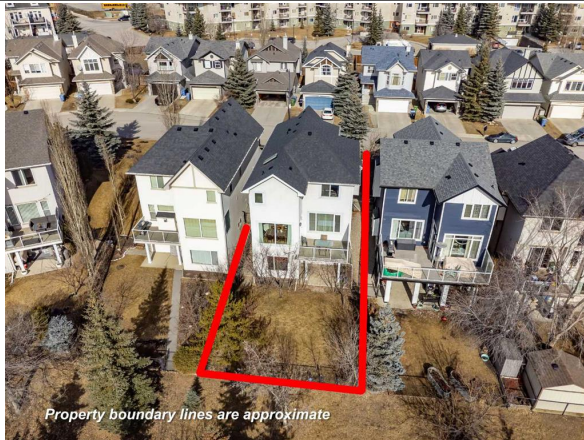
Remarks

Pub Rmks: **OPEN HOUSE Saturday, March 8th from 1 PM to 3 PM! This two-storey home offers an unbeatable blend of convenience, style, and potential. Backing south onto a serene greenbelt and pathway, the property boasts breathtaking mountain views from both the main and upper levels. Journey through a renovated kitchen featuring crisp white shaker cabinets, dark quartz countertops, and upgraded appliances—a perfect balance of modern elegance and function. The main floor flows seamlessly with rich hardwood flooring, 9-ft ceilings, and a spacious entryway. A cozy living room with a corner fireplace sets the stage for relaxed evenings, while the adjacent dining nook opens to the deck, offering a perfect spot to enjoy those scenic views. A mudroom with laundry and a 2-piece bath complete the main level. Upstairs, a vaulted-ceiling bonus room adds versatility, while three well-appointed bedrooms provide comfort for the whole family. The primary suite features a walk-in closet and a 4-piece ensuite, complemented by another full bathroom for convenience. The unfinished walk-out basement offers endless possibilities, already roughed-in for a future bathroom—ideal for adding value and living space. This home also comes equipped with central air conditioning for year-round comfort and a programmable sprinkler system for both the front and back yard, making maintenance a breeze. And let’s talk about location—just minutes to the 69 Street CTrain station, West Side Rec Centre, and top-rated schools (Griffith Woods K-9, Ernest Manning High School, Rundle College, and Ambrose University). This is Springbank Hill at its finest. A rare opportunity to own in one of the city’s most sought-after areas—don’t miss out!**

Inclusions:
 Property Listed By:

N/A
eXp Realty

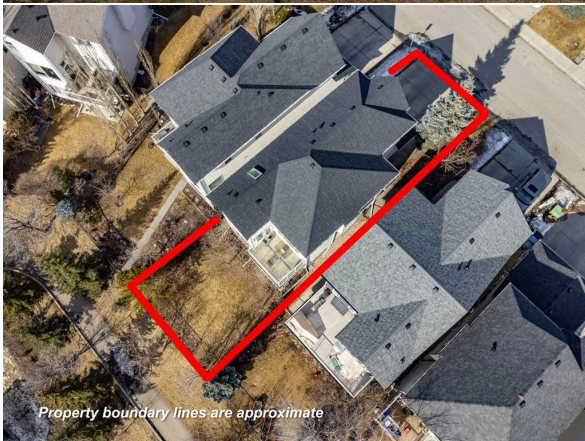
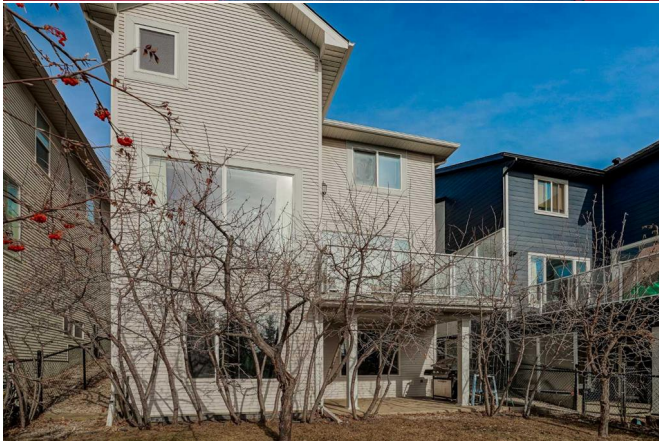
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Property boundary lines are approximate



