

\$778,800 - 22 Springborough Way Sw, Calgary

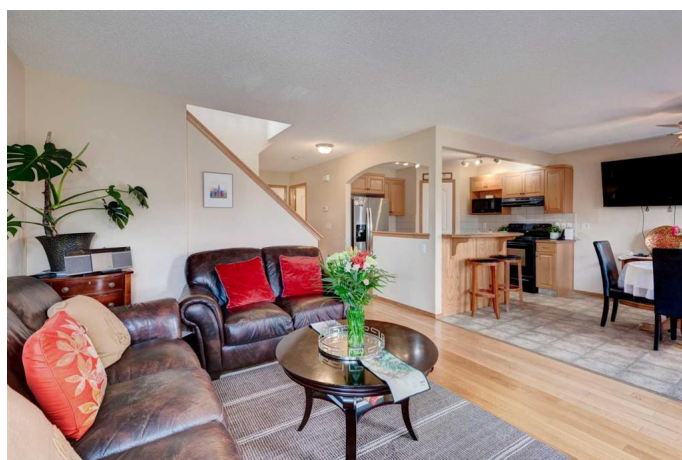
MLS® #A2248978

\$778,800

4 Bedroom, 4.00 Bathroom, 1,517 sqft
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Welcome to 22 Springborough Way SW, a Morrison built home located in the heart of Springbank Hill. Offered for the first time by the original owners, this charming two-storey residence boasts over 2,000 square feet of developed living space, including four bedrooms a bonus room and two and a half bathrooms. Ideally situated just a five-minute walk from the LRT station, Westside Recreation Centre, and some of Calgary's top-rated schools—Griffith Woods, Ernest Manning High School, Rundle College, and Ambrose University. Step inside to a spacious foyer that opens into a warm and inviting main floor layout. The kitchen features abundant cabinetry, a raised eating bar ideal for entertaining, and a dining area that flows seamlessly out to a large deck and private backyard through sliding patio doors. The living room showcases hardwood floors and a cozy gas fireplace—perfect for relaxing on winter evenings. A convenient half-bath with a pocket door connecting to the laundry room completes the main level. Upstairs, you'll find all new carpet - a bonus room, full main bathroom and three generously sized bedrooms, including a king-sized primary suite with a walk-in closet and a private ensuite. The professionally developed basement adds even more living space with a large recreation area with a gas fireplace, a custom built-in bar area with beverage center, and a fourth bedroom featuring its own three-piece ensuite—ideal for guests or a growing family. A double



22 Springborough Way SW, Calgary, AB

Main Floor Exterior Area 662.97 sq ft
Interior Area 1006.21 sq ft
Excluded Area 391.57 sq ft



0 5 10

PREPARED: 2025/06/15

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

attached garage offers plenty of parking and storage, rounding out this exceptional home. Don't miss your chance to live in one of Calgary's most desirable neighborhoods. Schedule your private showing today!this home won't last long!

Built in 2004

Essential Information

MLS® #	A2248978
Price	\$778,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,517
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Springborough Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5T4

Amenities

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

Interior

Interior Features	Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	175
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.