

\$1,100,000 - 188 Springbluff Boulevard Sw, Calgary

MLS® #A2252913

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,753 sqft

Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

**** PRIME Location** - adjacent to a park with walking paths for recreation and leisure -- on the Bus Route **** Close to Top Amenities:** -- Westside Recreation Centre - aquatic centre, gym, climbing wall, skating rink. -- Aspen Landing Shopping Centre - Safeway, Shoppers, boutique shops, dining, banks. -- Ernest Manning High School, Rundle College, Ambrose University. -- 69 Street LRT Station **** EASY** access to downtown Calgary. -- Major Roadways (Stoney & Glenmore Trail) - quick connection across the city and to the Rockies. **** BEAUTIFUL** developed -- WALK-out bungalow -- spacious front entrance with access to a large private office/den -- very open GREAT room plan, with soaring VAULTED ceilings and tons of natural light & massive southerly views from the SUNNY south rear deck & patio areas. **** gourmet** kitchen with loads of counter space & storage, custom eating bar, granite and a full compliment of appliances **** FORMAL** dining room -- large casual sitting and great room area with soaring vaults & a gas burning fireplace **** the PRIMARY** bedroom is a very good size and features an elegant 5 pce ensuite with seperate shower stall & soaker tub -- large walk-in closet. **** MAIN** floor laundry -- a 2 Pce powder room. **** DOWNSTAIRS** -- features a huge family/games room area with SECOND fireplace & direct access to the SUNNY SOUTH covered patio area -- TWO very good size secondary bedrooms with good closet



space -- and a full FOUR piece bathroom -- a
HUGE STORAGE -- HOBBY -- UTILITY
room. **** GREAT home -- GREAT location
**** COME by the OPEN Houses - Sat and/or
Sun from 1:30 pm to 4:30 pm --OR-- call your
favorite realtor to show this BEAUTIFUL
property!! *** NOTE *** Quick Possession
Available.

Built in 2006

Essential Information

MLS® #	A2252913
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,753
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	188 Springbluff Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Rectangular Lot, Rolling Slope, Sloped Down, Street Lighting
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	Real Broker
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