

\$979,000 - 10 Springbluff Boulevard Sw, Calgary

MLS® #A2254268

\$979,000

5 Bedroom, 4.00 Bathroom, 2,256 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE SATURDAY SEPT 6, 1 PM-3 PM

OVER 2200 SQ FT, 5 BEDROOMS, 3.5, BATHS, WALKOUT BASEMENT IN SPRINGBANK HILL UNDER \$1M - COME AND SEE IT BEFORE IT'S GONE! Don't miss your opportunity to own this beautiful 5 bedroom, 3.5 bathroom property, complete with a fully developed walk out basement located in desirable neighborhood of Springbank Hill. This well-maintained home with central AC has high ceilings, and an open concept floor plan creating a welcoming aesthetic. The front of the home features formal dining room for large gatherings leading to the spacious living room, providing a great area for entertaining guests. The living room is open and bright with beautiful views of the backyard surrounded with mature trees. Recently renovated kitchen with corner pantry, white cabinetry, quartz countertops, stainless steel appliances, and ample space is a dream for every chef. Upper beautiful deck with stairs leads to the yard and another concrete patio. The upper level with three bedrooms and a family room offers convenience and a room for all members of the family! The primary suite has a big walk-in closet and ensuite with a large soaker tub. 4th and 5th bedrooms are found in the massive walkout developed basement along with a full bath, recreation room and ample storage. Centrally located in Springbank Hill with easy access to Stoney



trail and just a short distance to Westside Recreation Centre, walking paths, shops and dining at Signal Hill and Westhills Towne Centre. Offering numerous prestigious schools, including Menno Simons, Griffith Woods, Ernest Manning, Ambrose University, nearby LRT and lots of opportunity for outdoor activities, overall, this home has many great features and would be a great fit for a family looking for space, comfort, and convenience.

Built in 2002

Essential Information

MLS® #	A2254268
Price	\$979,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,256
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	10 Springbluff Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4V6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, No Smoking Home, Pantry
Appliances Dishwasher, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2025
Days on Market 3
Zoning R-G

Listing Details

Listing Office URBAN-REALTY.ca

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