



**GRASSROOTS**

REALTY GROUP

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**65 Spring Crescent SW  
Calgary, Alberta**

**MLS # A2273243**



**\$728,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A; All the appliances are sold AS IS, Where is

Welcome to this well-appointed 1,933 sq ft single-family home located in the highly desirable community of Springbank Hill. Offering an ideal layout for modern living, this residence combines space, comfort, and natural light in a prime southwest Calgary location. The main floor features a welcoming open-concept design with a bright living area, a versatile den perfect for a home office or study, and a convenient 2-piece bathroom. The functional kitchen offers ample cabinetry and counter space and flows seamlessly into the dining area, ideal for everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a private primary retreat with a full ensuite bath, as well as an additional full bathroom serving the secondary bedrooms. Enjoy all-day sunshine in the south-facing backyard, perfect for gardening, outdoor dining, or relaxing with family and friends. Located on a quiet street close to top-rated schools, parks, shopping at Aspen Landing and Westhills, public transit, and quick routes to downtown and the mountains, this home delivers outstanding lifestyle convenience in one of Calgary’s most sought-after communities.