



GRASSROOTS

REALTY GROUP

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**65 Spring Crescent SW
Calgary, Alberta**

MLS # A2315051



\$728,000

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

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

Inclusions: N/A

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.