



GRASSROOTS
REALTY GROUP

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31 Springbank Terrace SW
Calgary, Alberta

MLS # A2351843



\$719,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,377 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Clay Tile, Shake	Condo Fee:	\$ 562
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Garage door opener & 1 remote, TV Wall mount, Negotiable furniture: Primary Bedroom Bed Frame, Lowdresser, Highboy dresser and two end tables, 2 Living room Chairs, Hutch, Bed frame in Basement

Welcome to 31 Springbank Terrace SW, a bright and inviting villa offering approximately 2,165 sq. ft. of developed living space, including an upper loft and a developed walkout basement, located in the sought after Springbank Hill 18+ complex. With two bedrooms, a main-floor office/den and a double attached garage, this home combines the convenience of main-floor living with flexible spaces for guests, entertaining and quiet retreats. A spacious entry welcomes you into an open main floor featuring warm hardwood flooring and abundant natural light. The open staircase, accented by wood handrails and metal spindles, adds architectural interest while connecting the main living area to the loft above. The front office/den offers a dedicated workspace or a comfortable spot to read and unwind. At the heart of the home, the kitchen features ample wood cabinetry, newer stainless steel appliances, a tile backsplash and a generous peninsula with seating. Its open connection to the dining and living areas makes everyday meals and gatherings easy and comfortable. The dining room provides space to host family and friends, while large windows fill the adjoining living room with sunshine. A gas fireplace with a tile surround and white mantel creates a welcoming focal point. Step outside onto the south-facing deck to enjoy fresh air and an elevated outlook over the surrounding neighbourhood. The generous main-floor primary bedroom includes a four-piece ensuite, while a separate two-piece bathroom serves guests. Above, the approximately 302 sq. ft. loft offers a versatile bonus area beneath a vaulted ceiling—ideal for a second lounge, hobby space or reading retreat overlooking the main floor. The developed walkout basement extends the living space with a spacious recreation room, a second bedroom and a four-piece bathroom. Direct backyard access creates

an easy connection to the outdoors, while the separate laundry room and substantial unfinished mechanical/storage area provide practical space for everyday needs. A combination of hardwood, carpet and vinyl plank flooring brings warmth and functionality throughout the home. Complete with a double attached garage, this Springbank Hill villa offers an appealing balance of comfortable main-floor living, room to entertain and space to make your own. Located in the established west Calgary community of Springbank Hill, this home offers convenient access to neighbourhood pathways and parks, making it easy to enjoy a daily walk and time outdoors. You can even walk to Griffiths Woods from here easily. Lots of Shopping, restaurants and everyday services are within easy reach, along with the C-train, while nearby Stoney Trail provides convenient connections around the city and west toward the mountains. It's an appealing setting for those seeking a comfortable residential neighbourhood with access to both urban amenities and outdoor recreation. Request your private showing today.