

# \$679,900 - 165 Spring Crescent Sw, Calgary

MLS® #A2251606

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,612 sqft  
Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Welcome to this well-cared-for detached home in the highly desirable community of Springbank Hill, located on Calgary's sought-after west side!. Offering over 1,600 sq. ft. above grade, this property combines incredible value, comfort, and location – a rare find at this price point.

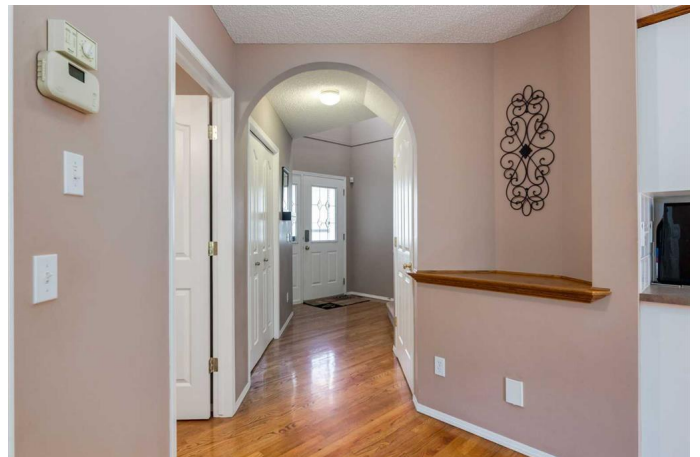
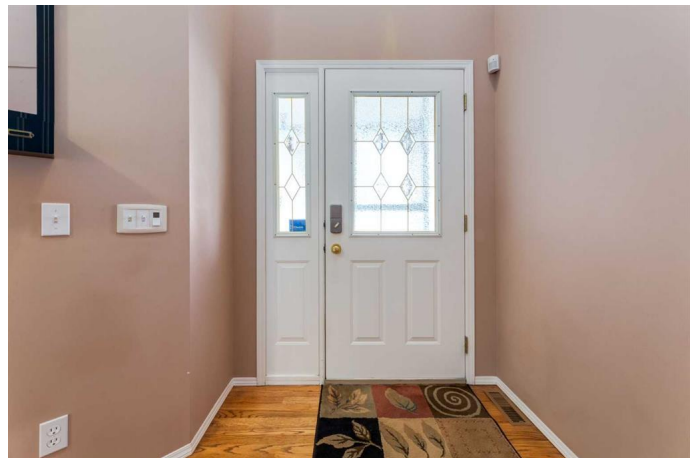
Built in 1999 and meticulously cared for by the same owner for the past 21 years, this home reflects true pride of ownership. The single occupant has maintained a smoke-free and pet-free environment throughout his tenure, ensuring the property has remained in exceptional condition.

The lower level offers an undeveloped basement with excellent potential for customization, while outside, the home boasts a fully fenced and landscaped yard – perfect for outdoor living and entertaining. A double attached garage provides secure parking and storage.

Recent updates, including new windows and thoughtful upgrades, reflect the pride of ownership. The home is in excellent condition and move-in ready. Please refer to feature sheet for more details!

Built in 1999

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2251606    |
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,612       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 165 Spring Crescent Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H3V3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, See Remarks, Jetted Tub, Sump Pump(s)            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Fireplace(s)                                                                                                    |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas, Great Room                                                                                                          |
| Has Basement      | Yes                                                                                                                      |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      BBQ gas line, Private Yard, Private Entrance

Lot Description        Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Interior Lot

Roof                      Pine Shake

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             August 28th, 2025

Days on Market        6

Zoning                  R-G

HOA Fees               230

HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Real Broker

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