

# \$749,900 - 243 Springborough Way Sw, Calgary

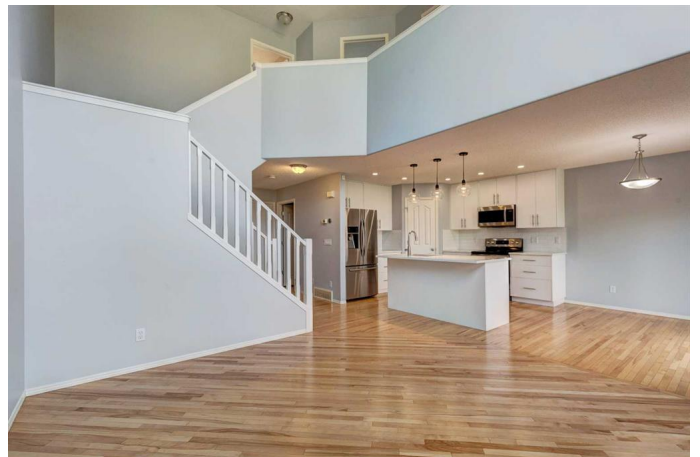
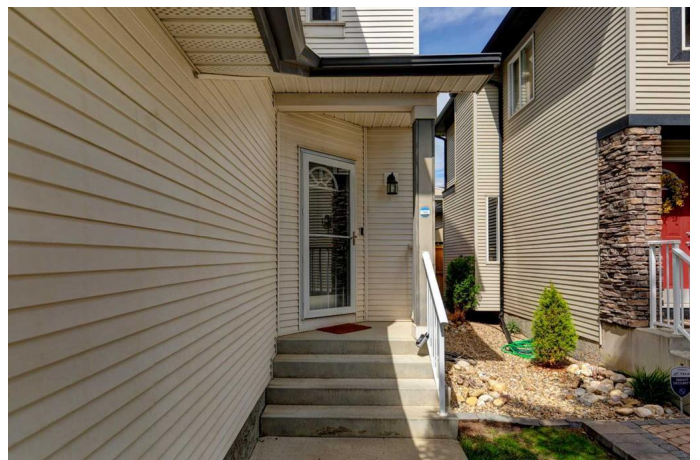
MLS® #A2247986

**\$749,900**

3 Bedroom, 4.00 Bathroom, 1,388 sqft  
Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Open house cancelled - This beautifully renovated and upgraded two-storey Morrison-built home, complete with a fully finished basement, offers an unbeatable location within walking distance to the LRT, Westside Recreation Centre, and top-rated schools including Griffith Woods, Ernest Manning High School, Rundle College, and Ambrose University. From the moment you step inside, the spacious foyer welcomes you into a thoughtfully designed floor plan that features modern updates and timeless charm. The heart of the home is the stunning upgraded kitchen featuring quartz countertops, designer tile backsplash, custom cabinetry with a corner pantry, stylish lighting, and premium stainless steel appliances. The kitchen flows seamlessly into the great room, where soaring two-storey windows bathe the space in natural light. A designer stone-faced fireplace anchors the room, complemented by rich hardwood flooring throughout. The dining area is generously sized and opens directly onto a massive deck and backyard, creating the perfect setup for entertaining or enjoying your outdoor lifestyle. A convenient half-bathroom and laundry room complete the main level. Upstairs, take in the open-to-below views as you reach the upper floor, where you'll find a well-appointed main bathroom and three spacious bedrooms. The king-sized primary retreat offers a walk-in closet and a private ensuite for your comfort. The fully finished basement adds incredible versatility,



with a large recreation area that easily doubles as a flex space or fourth bedroom. A full bathroom and ample storage complete the lower level. Additional features include central A/C with a smart thermostat, a new hot water tank, LED pot lighting in the basement, and a newly insulated garage. This home truly combines thoughtful design, premium upgrades, and an ideal location – come see it for yourself and fall in love.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247986    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,388       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 243 Springborough Way Sw |
| Subdivision | Springbank Hill          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5M8                  |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Beamed Ceilings               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-G               |
| HOA Fees       | 175               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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