# \$785,000 - 42 Spring Crescent Sw, Calgary

MLS® #A2189808

## \$785,000

4 Bedroom, 2.00 Bathroom, 1,126 sqft Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

Welcome to 42 Spring Crescent SW, a delightful 4-bedroom bungalow in the highly sought-after neighborhood of Springbank Hill. Situated on a quiet and family-friendly street, this charming home offers an inviting blend of comfort, functionality, and modern updates, making it the perfect choice for families, first-time buyers, or anyone seeking a home in one of Calgary's most desirable communities.

The main level features a bright and open layout with hardwood flooring and vaulted ceilings, creating an airy and spacious feel throughout. The kitchen features stainless steel appliances, and ample cabinet space for all your storage needs. A patio door off the dining area opens onto a spacious deck, seamlessly blending indoor and outdoor living. The deck overlooks a large, beautifully landscaped yardâ€"perfect for summer barbecues, gardening, or simply enjoying a peaceful evening outdoors.

The primary bedroom includes a 3-piece ensuite, offering a private retreat for relaxation. The other two bedrooms on the main level are generously sized, providing flexibility for family members, a home office, or a guest room. The fully finished basement adds even more living space, featuring a fourth bedroom and plenty of room for a recreation area, home gym, or playroom. Whether you need additional storage or space for hobbies, the basement provides the versatility to meet your needs.







Positioned on a corner lot, this home offers the added benefit of extra street parkingâ€"a rare and valuable feature. The location couldn't be better! You'II find yourself minutes from Westhills, a popular shopping and dining destinations. Families will appreciate the proximity to excellent schools, while commuters will love the convenience of being close to the LRT for easy access to downtown Calgary. The nearby Westside Recreation Centre provides endless opportunities for fitness and leisure activities year-round. This home offers an incredible opportunity to own a well-maintained and upgraded property in a vibrant, amenity-rich community. Whether you're drawn to the stylish interior, the spacious outdoor space, or the unbeatable location, this home is sure to impress. Don't miss your chance to experience the lifestyle that Springbank Hill has to offerâ€"book your private showing today!

Built in 1999

## **Essential Information**

MLS® # A2189808

Price \$785,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,126

Acres 0.13

Year Built 1999

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 42 Spring Crescent Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 3V2

## **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Washer, Electric Range, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

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Basement Full, Finished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Corner Lot

Roof Wood

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed January 23rd, 2025

Days on Market 86

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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