

# \$695,000 - 327 Springbank Villas Sw, Calgary

MLS® #A2230144

**\$695,000**

2 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

18 plus age restrictions. This fully finished walkout bungalow offers over 2,100 square feet of beautifully maintained and upgraded living space, sitting on an elevated pie-shaped lot close to shops, services, and transit. Step inside and you are greeted with rich hardwood floors, vaulted ceilings, fresh paint, and gorgeous stacked stone feature walls that immediately make the home feel warm and inviting. The modern kitchen is ready for entertaining, complete with granite countertops, soft-close cabinetry, a deep sink, stainless steel appliances, and a gas stove with warming drawer. Whether you are hosting guests or enjoying a quiet night in, this open-concept main floor delivers. The primary suite offers a spacious walk-in closet and a full ensuite with separate tub and shower, while the bright main floor den with glass doors provides the perfect spot for a home office or reading nook. Step out onto the glass-surround deck, which features an awning for shade on sunny afternoons. Upstairs, a bonus room/loft gives you even more flexibility. The walkout level features a large family room with another stacked stone gas fireplace, a second bedroom, bathroom with heated floors, and a spacious laundry room with built-ins and steam washer and dryer. From here, walk out to your private, sunny backyard and covered patio, perfect for morning coffee or summer evenings. This is truly a move-in ready home that combines low-maintenance living with high-end



finishings. All that is left to do is move in and enjoy! Villa duplex style, which allows more natural light coming in as you are not in the middle with no side windows.

Built in 2004

### Essential Information

MLS® #	A2230144
Price	\$695,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	327 Springbank Villas Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5P7

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Concrete Driveway, Insulated, Owned
# of Garages	2

### Interior

Interior Features	Bar, No Animal Home, No Smoking Home, Vaulted Ceiling(s),
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	Bookcases
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Back Yard, Corner Lot, Front Yard, Gentle Sloping, Lawn, Low Maintenance Landscape, Cul-De-Sac, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	36
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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