

# \$779,000 - 38 Spring Crescent Sw, Calgary

MLS® #A2265193

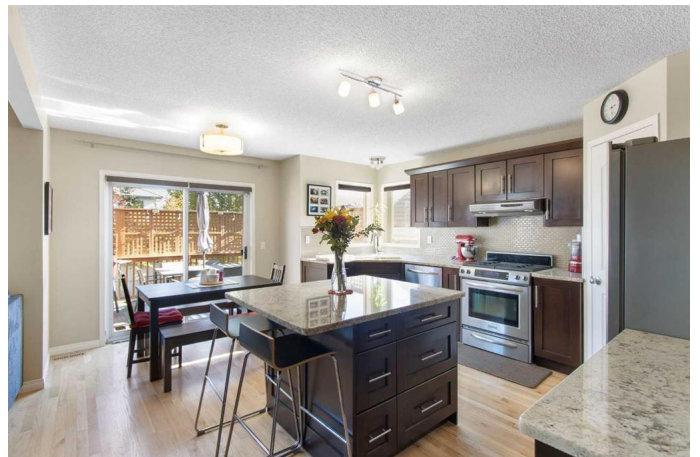
**\$779,000**

4 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

Welcome to 38 Spring Crescent SW â€” a charming and beautifully updated 4-bedroom, two-storey home offering over 2,100 sq ft of comfortable living space in the highly desirable community of Springbank Hill. Nestled on a quiet, family-friendly street, this home blends functionality, modern updates, and timeless appealâ€”perfect for families, first-time buyers, or anyone looking to call one of Calgaryâ€™s most sought-after neighborhoods home. Step inside to discover a bright, open-concept main floor featuring gleaming hardwood floors, gorgeous stone fireplace with new window coverings that enhance the homeâ€™s spacious and airy feel. The stylish kitchen has beautiful granite countertops is equipped with stainless steel appliances and generous cabinet space to meet all your storage needs. A patio door off the dining area leads to a large deck, seamlessly connecting indoor and outdoor living. Overlooking a beautifully landscaped backyard, this outdoor space is ideal for summer barbecues, gardening, or simply relaxing in your own private oasis. Upstairs, the spacious primary suite offers a quiet retreat with a private 3-piece ensuite. Two additional well-sized bedrooms provide flexible space for children, guests, or a home office. The fully finished basement expands your living options with a fourth bedroom and a large open areaâ€”perfect for a rec room, home gym, or playroom. Thereâ€™s also a generous storage room with rough-in plumbing for a future 4-piece bathroom, offering even



more potential. This home has the added bonus of extra street parking—an uncommon and valuable feature. Location is everything, and here you're just minutes from Westhills™ shopping and dining, top-rated schools, the LRT for quick downtown access, and the Westside Recreation Centre for year-round fitness and leisure activities. This is a rare opportunity to own a well-maintained and upgraded home in a vibrant, amenity-rich community. Whether you're drawn to the stylish interior, the spacious yard, or the unbeatable location—this home truly has it all.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265193    |
| Price          | \$779,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,476       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 38 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 | Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows                                               |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full                                                                                                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |
| Roof              | Wood                                                     |
| Construction      | Concrete, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 9                  |
| Zoning         | R-G                |
| HOA Fees       | 240                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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