11 SPRINGBANK Terrace SW

Calgary | Active | MLS® A2355707

$729,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2001**	**1,409.9 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Complete Realty

A closer look

"SRINGBANK TERRACE GEM" Perfect Easy Access and Location just off Stony Trail-Hiway 8-69 St Sw. You will feel like you have found a Gem as soon as you View this Amazing Home in Exceptional Condition!
You will love this Relaxed Lifestyle, Maintenance Free, Walkout Home. This was the Model Show Home of the Complex, with probably the Most Features and Upgrades. Beautiful Walkout Bungalow with a Comfortable Layout featuring Three Bedrooms, Three Bathrooms, Two Master Ensuites, Two Fireplaces and Upper Loft-Family Room.
Main Level Features Immaculate Hardwood Flooring and Carpet Throughout, Master Ensuite w/Full Bathroom, Bonus Flex/Office/Bedroom, Beautiful Open Kitchen w/Black Stone Raised Counters, Cozy Dining Area, Main Laundry, Two-Piece Bathroom, Very Comfortable Living Room, Beautiful Polished Concrete Fireplace w/Mantle, and Large Sunny South Balcony w/Electric Awning Shade and Staircase to a Loft-Family Area.
Lower Level is Spacious, featuring a Very Comfortable Recreation-Family Room, Fireplace, WalkOut Sunny-South Patio, 2nd Master Ensuite w/Full Bathroom, and Separate Kitchenette Room w/Fridge and Full Cabinetry and Elaborate R/O Under sink Water Filtration System. The Furnace-Utility Room is Very Large and has Lots of Storage Space, Water Softener, New Humidifier, New Hi-Efficiency Furnace, New Central AC and Hot Water Tank.
Show-Home Quality Throughout w/Custom Window Shutters, Features and Finishing.
Even the Double Garage Attached is Finished with Textured Ceilings, Crown Moldings and LED Lighting as the Show-Home Office. Pre-Christmas Possession Possible. View and Purchase Before it is Sold.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355707
Bedrooms	3
Bathrooms	3
Year Built	2001
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,409.9 sq. ft.
Main Level Finished Area:	1,097 sq. ft.
Upper Level Finished Area:	312.9 sq. ft.
Below Grade Finished Area:	1,005.9 sq. ft.
Condo Fee:	$595.00
Condo Fee Includes:	Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Lot Area:	3,670 sq. ft.
Lot Frontage:	38'5"
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	One and One Half
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2001 (Age: 25)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0111875
Heating:	Fireplace(s), Forced Air, Natural Gas

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Shake
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Blower Fan, Family Room, Gas, Living Room, Mantle, Masonry
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Front Drive, Garage Faces Front, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Springbank Hill
Community:	Springbank Hill
Amenities:	Snow Removal, Trash
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	EXTRA FRIDGE IN LOWER KITCHEN
Restrictions:	Adult Living

Pets Allowed:	Restrictions
Main Floor	Entrance · 7'5" × 6'2" ·
Main Floor	Pantry · 4'5" × 2'1" ·
Main Floor	Mud Room · 8'11" × 3'1" ·
Main Floor	Kitchen · 13'6" × 11'5" ·
Main Floor	Living Room · 16' × 12'5" ·
Main Floor	Dining Room · 9'4" × 8'11" ·
Main Floor	Laundry · 3'4" × 2'8" ·
Main Floor	Walk-In Closet · 4'2" × 3'4" ·
Main Floor	Bedroom · 11'11" × 9'6" ·
Main Floor	Bedroom - Primary · 14'8" × 13'9" ·
Upper Level	Loft · 17' × 14'10" ·
Lower Level	Bedroom - Primary · 14'10" × 12' ·
Lower Level	Kitchenette · 14'3" × 5'6" ·
Lower Level	Game Room · 20'11" × 15'3" ·
Lower Level	Storage · 16'7" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Stone Counters, Vinyl Windows
Exterior Features:	Awning(s), Balcony
Patio And Porch Features:	Awning(s), Balcony(s), Deck, Patio, Terrace
Lot Features:	Back Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary

Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11-springbank-terrace-sw-calgary-a2355707/

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