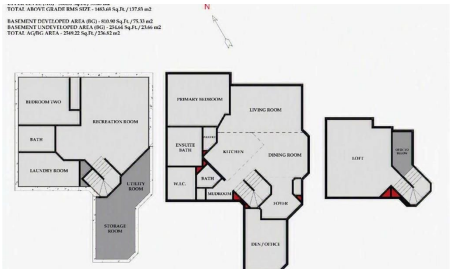
248 Springbank Villas SW

Calgary | Active | MLS® A2351344

$719,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2004**	**1,483 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Home Smart Real Estate

A closer look

PRISTINE, VACANT, and READY for immediate possession! Rarely does a home offer this perfect blend of luxury, comfort, and carefree living. Welcome to one of Springbank Hill's premier 18+ ADULT COMMUNITIES, where this immaculate semi-detached villa delivers APPROXIMATELY 2,500 SQ. FT. OF BEAUTIFULLY DEVELOPED LIVING SPACE-including a RARE UPPER-LEVEL BONUS ROOM ideal for a home office, guest retreat, or cozy movie nights. Walk to the 69th Street LRT, Westside Rec Centre, Westhills Shopping Centre, and Aspen Landing, with Stoney Trail just minutes away for effortless mountain escapes. From the moment you step inside, you'll feel the difference. SOARING VAULTED CEILINGS, EXPANSIVE WINDOWS, RICH HARDWOOD FLOORS, AND AN OPEN STAIRCASE create an airy, elegant atmosphere that feels impressive and inviting. The beautifully RENOVATED KITCHEN (2019) is equally compelling, featuring REFINISHED SOLID MAPLE CABINETRY, QUARTZ COUNTERTOPS, DESIGNER BACKSPLASH, AND UPGRADED STAINLESS-STEEL APPLIANCES. The sunshine filled main floor den could also be a dining room or peaceful reading room. The main-floor primary suite is your private retreat, with a SPA-INSPIRED ENSUITE RENOVATED IN 2019, complete with dual quartz vanity, relaxing soaker tub, custom-tiled shower, and generous walk-in closet with a convenient laundry chute. From the roomy living room with its beautiful fireplace, open the doors to your spacious deck and enjoy peaceful views of the mature treed green space behind. A built-in gas line makes summer entertaining effortless. It's the perfect place for morning coffee, evening drinks, or gathering with family and friends. The PROFESSIONALLY FINISHED LOWER LEVEL adds exceptional versatility, with a cozy fireplace, second bedroom, full bathroom, abundant storage, and an incredible laundry room with dedicated craft/sewing space. Enjoy the confidence of a WELL-MANAGED CORPORATION, NEW SHINGLES (2023), STRONG RESERVE FUND, and RECENT UPDATES INCLUDING FURNACE AND HWT (2019), A/C (2018), AND CARPETS AND PAINT (2023). This is low-maintenance living without compromising space, style, or lifestyle. Simply move in, settle in, and enjoy!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351344
Bedrooms	2
Bathrooms	3
Year Built	2004
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-Villa
Total Living Area:	1,483 sq. ft.
Main Level Finished Area:	1,123 sq. ft.
Upper Level Finished Area:	360 sq. ft.
Below Grade Finished Area:	811 sq. ft.
Condo Fee:	$549.98
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	6,544 sq. ft.
Lot Frontage:	54'9 1/8 "
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0410680
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Family Room, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Springbank Villas
Community:	Springbank Hill
Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Adult Living, Board Approval, Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions
Main Floor	Living Room · 16'4" × 10'9" ·
Main Floor	Kitchen · 12' × 8' ·
Main Floor	Dining Room · 10'6" × 10' ·
Main Floor	Bedroom - Primary · 14'3" × 11'11" ·
Main Floor	Walk-In Closet · 7'6" × 6'3" ·
Main Floor	Foyer · 7'6" × 6'3" ·
Main Floor	Mud Room · 5'11" × 4'6" ·
Main Floor	Flex Space · 11'10" × 9'5" ·
Upper Level	Loft · 17'11" × 14'11" ·
Basement	Family Room · 22'10" × 15'8" ·
Basement	Bedroom · 11'8" × 10'11" ·
Basement	Laundry · 14' × 7'9" ·
Basement	Storage · 14'3" × 9'1" ·
Basement	Furnace/Utility Room · 11' × 6'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Cul-De-Sac, Landscaped, Open Lot, Rectangular Lot, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W

Zoning:	DC (pre 1P2007)
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/248-springbank-villas-sw-calgary-a2351344/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.