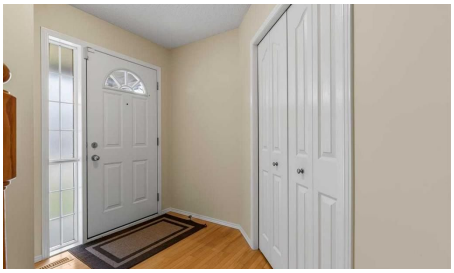
303 Springborough Way SW

Calgary | Active | MLS® A2355371

$749,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2003**	**1,661.43 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Imagine living with schools, recreation, and everyday amenities close at hand. Welcome to this inviting three-bedroom home in Springbank Hill, one of SW Calgary’s sought-after family communities. Griffith Woods School, Ernest Manning High School, Rundle Academy, and Ambrose University are within walking distance. You’ll also appreciate the convenience of nearby Springborough Centre, offering a café, restaurants, pharmacy, medical and dental services, and Lifemark Physiotherapy. Westside Recreation Centre and the 69 Street LRT Station are just a short walk away, while Aspen Landing, Westhills Towne Centre, Stoney Trail, and the mountains are all easily accessible. The northwest-facing backyard backs onto an alley and offers a lovely outdoor space to enjoy. With a playground just steps away and the community’s extensive pathway system nearby, there are plenty of opportunities to get outside and enjoy the neighbourhood. Inside, you’ll find three bedrooms and 2.5 bathrooms, including a spacious primary bedroom with its own ensuite and walk-in closet. The bonus room above the garage features vaulted ceilings, making it an ideal spot for family gatherings, movie nights, or a dedicated play area. The developed basement provides additional space for relaxing, hobbies, or entertaining. An insulated double attached garage and central air conditioning add everyday convenience and comfort. Several important updates have already been taken care of, including a new roof in 2024, a new washer and dryer in 2025, and a new hot water tank in 2026 with a 12-year warranty. Enjoy the convenience of a well-connected location, versatile living spaces, and the peace of mind that comes with recent updates, all in a welcoming Springbank Hill community close to schools, recreation, shopping, and the outdoors.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355371
Bedrooms	3
Bathrooms	3
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,661.43 sq. ft.
Main Level Finished Area:	678.09 sq. ft.
Upper Level Finished Area:	983.34 sq. ft.
Below Grade Finished Area:	603.97 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,821 sq. ft.
Lot Frontage:	32'4¼"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2003 (Age: 23)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0310421
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Bathroom
HOA Fee:	$150.00
City Quadrant:	Southwest
Community:	Springbank Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 10'9" × 8'9" ·
Main Floor	Kitchen · 11'8" × 10'10" ·
Main Floor	Living Room · 15'11" × 12'2" ·
2nd Floor	Bedroom · 10'9" × 8'5" ·
2nd Floor	Bedroom · 12' × 10' ·
2nd Floor	Bedroom - Primary · 16'7" × 11'11" ·

2nd Floor	Family Room · 18'2" × 16'11" ·
Basement	Game Room · 21'9" × 15'7" ·
Basement	Furnace/Utility Room · 16'3" × 15'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane
Accessibility Features:	Bathroom Grab Bars
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1N
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-springborough-way-sw-calgary-a2355371/

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