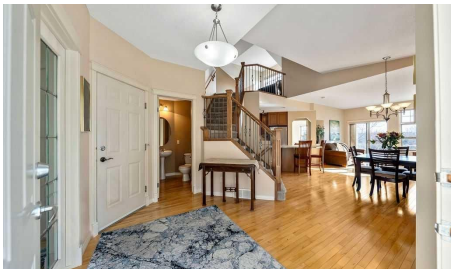
31 Springbank Terrace SW

Calgary | Active | MLS® A2351843

$719,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2001**	**1,377.02 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to 31 Springbank Terrace SW, a bright and inviting villa offering approximately 2,165 sq. ft. of developed living space, including an upper loft and a developed walkout basement, located in the ought after Springbank Hill 18+ complex. With two bedrooms, a main-floor office/den and a double attached garage, this home combines the convenience of main-floor living with flexible spaces for guests, entertaining and quiet retreats. A spacious entry welcomes you into an open main floor featuring warm hardwood flooring and abundant natural light. The open staircase, accented by wood handrails and metal spindles, adds architectural interest while connecting the main living area to the loft above. The front office/den offers a dedicated workspace or a comfortable spot to read and unwind. At the heart of the home, the kitchen features ample wood cabinetry, newer stainless steel appliances, a tile backsplash and a generous peninsula with seating. Its open connection to the dining and living areas makes everyday meals and gatherings easy and comfortable. The dining room provides space to host family and friends, while large windows fill the adjoining living room with sunshine. A gas fireplace with a tile surround and white mantel creates a welcoming focal point. Step outside onto the south-facing deck to enjoy fresh air and an elevated outlook over the surrounding neighbourhood. The generous main-floor primary bedroom includes a four-piece ensuite, while a separate two-piece bathroom serves guests. Above, the approximately 302 sq. ft. loft offers a versatile bonus area beneath a vaulted ceiling-ideal for a second lounge, hobby space or reading retreat overlooking the main floor. The developed walkout basement extends the living space with a spacious recreation room, a second bedroom and a four-piece bathroom. Direct backyard access creates an easy connection to the outdoors, while the separate laundry room and substantial unfinished mechanical/storage area provide practical space for everyday needs. A combination of hardwood, carpet and vinyl plank flooring brings warmth and functionality throughout the home. Complete with a double attached garage, this Springbank Hill villa offers an appealing balance of comfortable main-floor living, room to entertain and space to make your own. Located in the established west Calgary community of Springbank Hill, this home offers convenient access to neighbourhood pathways and parks, making it easy to enjoy a daily walk and time outdoors. You can even walk to Griffiths Woods from here easily. Lots of Shopping, restaurants and everyday services are within easy reach, along with the C-train, while nearby Stoney Trail provides convenient connections around the city and west toward the mountains. It’s an appealing setting for those seeking a comfortable residential neighbourhood with access to both urban amenities and outdoor recreation. Request your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351843
Bedrooms	2
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:	1 and Half Storey, Attached-Side by Side
Total Living Area:	1,377.02 sq. ft.
Main Level Finished Area:	1,074.69 sq. ft.
Upper Level Finished Area:	302.33 sq. ft.
Below Grade Finished Area:	1,033.63 sq. ft.
Condo Fee:	$592.58
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	293 sq. ft.
Lot Frontage:	11'1"
Front Exposure:	North
Entry Level:	1
Levels:	One and One Half
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2001 (Age: 25)
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:	0111875
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	Duplex
Roof:	Clay Tile, Shake
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Springbank Hill
Community:	Springbank Hill
Amenities:	Snow Removal, Trash, Visitor Parking

Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Garage door opener &1 remote, TV Wall mount, Negotiable furniture: Primary Bedroom Bed Frame, Low dresser, Highboy dresser and two end tables, 2 Living room Chairs, Hutch, Bed frame in Basement
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 10'5" × 9'2" ·
Main Floor	Office · 11'1" × 9'7" ·
Main Floor	Living Room · 13'9" × 11'1" ·
Main Floor	Dining Room · 11'7" × 10'2" ·
Main Floor	Kitchen · 11' × 10'10" ·
Main Floor	Bedroom - Primary · 15'1" × 12'10" ·
2nd Floor	Bonus Room · 21' × 12'2" ·
2nd Floor	Game Room · 18'8" × 13'1" ·
Basement	Bedroom · 12'7" × 10'8" ·
Basement	Laundry · 11'6" × 8'6" ·
Basement	Furnace/Utility Room · 21' × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Laminate Counters, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Other
Patio And Porch Features:	Deck, Patio, See Remarks
Lot Features:	Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	None

Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-springbank-terrace-sw-calgary-a2351843/

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Data was last updated November 23, 2026 at 06:05 PM (UTC)

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