3766 Springbank Drive SW

Calgary | Active | MLS® A2354151

$949,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2000**	**1,853.49 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

This beautifully upgraded two-storey walkout home is ideally positioned backing directly onto green space, offering exceptional privacy and beautiful views in the desirable and prestigious Springbank community. The main floor features engineered hardwood flooring installed in 2014, complemented by a smooth, modern ceiling finish completed in 2026. The kitchen was extensively updated in 2025 with new cabinetry, premium granite countertops and island, a new stove and built-in microwave, complemented by stainless steel appliances and a refrigerator replaced in 2024. Hunter Douglas window coverings were installed in 2017, and the home is also equipped with central vacuum. Upstairs, the spacious primary bedroom features a stylish fully renovated ensuite, while two additional bedrooms are generously sized. The ensuite, main bathroom and powder room were renovated in 2020, with quartz vanities on the main and upper levels. A huge bonus room with a vaulted ceiling provides an impressive additional family living space. The fully finished walkout basement extends the living space with direct access to the backyard and green space, a wet bar, and built-in speakers that are interconnected and ready for connection to your preferred entertainment system.
Additional upgrades include a cedar roof replaced in 2016, a deck resurfaced with 60-mil Duradek vinyl in 2020 with a 15-year warranty, a hot water tank replaced in 2023, and a washing machine replaced in 2019. Combining extensive upgrades, a functional family-friendly floor plan, and the rare advantage of a walkout basement overlooking green space, this home offers an exceptional opportunity in one of Calgary’s most sought-after communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354151
Bedrooms	3
Bathrooms	4
Year Built	2000
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:	1,853.49 sq. ft.
Main Level Finished Area:	830.92 sq. ft.
Upper Level Finished Area:	1,022.57 sq. ft.
Below Grade Finished Area:	833.6 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,833 sq. ft.
Lot Frontage:	109'7"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2000 (Age: 26)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	1
Plan:	9812853
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Cedar Shake

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
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
HOA Fee:	$240.00
City Quadrant:	Southwest
Community:	Springbank Hill
Amenities:	Park
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Living Room · 17'10" × 12'11" ·
Main Floor	Dining Room · 10'11" × 9' ·
Main Floor	Kitchen · 14'6" × 14'2" ·
Main Floor	Foyer · 10'5" × 9'1" ·
2nd Floor	Bedroom - Primary · 14'4" × 12' ·
2nd Floor	Bedroom · 12' × 8'11" ·
2nd Floor	Bedroom · 10'8" × 9'4" ·
2nd Floor	Bonus Room · 18' × 16'6" ·

Basement	Family Room · 25'9" × 20'8" ·
Basement	Kitchenette · 7'11" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bookcases, No Smoking Home
Exterior Features:	Playground, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Landscaped, Lawn, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3766-springbank-drive-sw-calgary-a2354151/

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