

# \$1,095,000 - 11 Springbank Mount Sw, Calgary

MLS® #A2226345

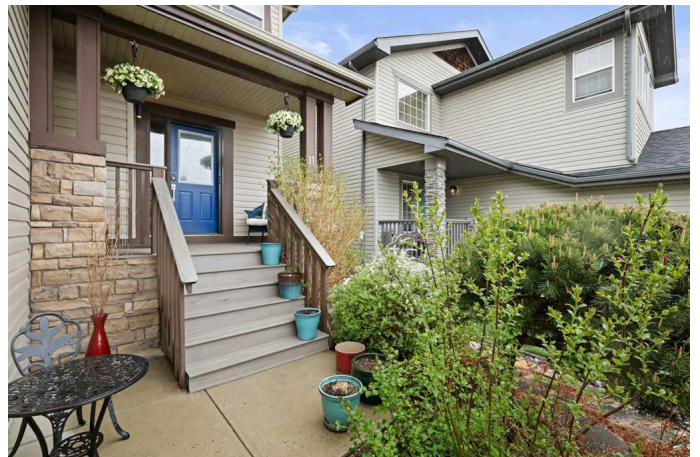
**\$1,095,000**

5 Bedroom, 4.00 Bathroom, 2,281 sqft

Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

Charming Family Home in Desirable Springbank – Quiet Cul-de-Sac Living! Welcome to this beautiful family home nestled in a quiet cul-de-sac in the heart of Springbank, where children can safely play and neighbors take pride in their community. With fantastic curb appeal and long-time original owners, this property exudes warmth, care, and pride of ownership throughout. Inside, you’ll find a thoughtfully designed layout perfect for family living. The renovated kitchen is a culinary showpiece featuring top-of-the-line Bertazzoni appliances, including a gas stove/oven and built-in oven/microwave combo. A mosaic tile backsplash, two generous pantry cupboards, and a layout made for entertaining round out this impressive space. The cozy living room centers around a gas fireplace flanked by large windows, creating a bright and inviting atmosphere. Step outside to your private backyard oasis—ideal for relaxing or entertaining. Enjoy the afternoon sun or cool off under the gazebo. The beautifully tiered garden features a concrete patio, an elevated fire pit, and mature fruit trees, making it the perfect space to host family and friends. Upstairs, the primary suite is a serene retreat complete with a renovated ensuite and a walk-in closet. Three additional bedrooms and an updated 4-piece bathroom offer comfort and function for the whole family. The fully developed basement adds incredible versatility with a fifth bedroom, stylish 3-piece bathroom,



dedicated home gym, and spacious recreation room—perfect for movie nights, playtime, or gaming. This home’s location is unbeatable—with top-rated schools, parks, minutes to West Market Square, Strathcona Square, Westhills Shopping Centre, and Westhill Recreation Centre. Whether you're commuting downtown with ease or heading west for a mountain escape, this is the perfect hub for both urban and outdoor lifestyles. Don’t miss your opportunity to own this lovingly maintained family home in one of Calgary’s most sought-after communities!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226345    |
| Price          | \$1,095,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,281       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 11 Springbank Mount Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 5E5                |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Double Garage Attached, Garage Door Opener |
| # of Garages   | 2                                          |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings                           |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                        |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                             |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Front Yard, Landscaped, Street Lighting, Views |
| Roof              | Asphalt Shingle                                |
| Construction      | Other, Stone, Wood Frame                       |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | R-G             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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