

**3767 Springbank Drive SW**  
**Calgary, Alberta**

**MLS # A2328370**

## \$799,000



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank Hill        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,806 sq.ft.           | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Pine Shake               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, No Animal Home      |                   |     |

**Inclusions:** shed, hot tub

Welcome to this beautifully maintained 2-storey home in the highly sought-after community of Springbank Hill, offering 4 bedrooms, 3.5 bathrooms, approximately 1,806sq. ft. of above-grade living space, and a newly renovated basement. Situated in one of Calgary's most desirable west-side communities, this home enjoys a reputation for safety, low crime rates, and being historically well-sheltered from heavy hail. Commuting is effortless with nearby C-Train stations and bus stops just minutes away. Families will love the top-tier school district, which includes prestigious options such as Webber, Rundle, Griffith Woods/Ernest Manning school, etc. The property boasts an impressive list of recent mechanical and structural upgrades for total peace of mind: Garage Door (2026), Sump Pump (2026), partial roof upgrade/maintain (2025), LENNOX furnace (2023), LENNOX air conditioner (2023), hot water tank (2024), a Radon mitigation system (2025), a water filtration system (2024). The house has an ideal east-front and west-back exposure. A true highlight is the stunning dining room, surrounded by windows on three sides. The upgraded kitchen features premium KitchenAid stainless steel appliances, generous cabinetry, and energy-efficient LED pot lights. Upstairs, you'll find three well-sized bedrooms, including a spacious primary suite. The recently updated basement has a brand new luxury vinyl flooring, a freshly completed new bathroom, and a custom-built wet bar with a large granite island. Step outside to your sunny, west-facing backyard featuring a massive tiered cedar deck, a stylish pergola. This beautifully upgraded, transit-friendly family home is entirely move-in ready. Don't miss this fantastic opportunity!