REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

11 SPRINGBANK Terrace SW Calgary, Alberta

MLS # A2355707

$729,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,410 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Shake	**Condo Fee:**	$ 595
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Stone Counters, Vinyl Windows		

Inclusions: EXTRA FRIDGE IN LOWER KITCHEN

"SRINGBANK TERRACE GEM" Perfect Easy Access and Location just off Stony Trail-Hiway 8-69 St Sw. You will feel like you have found a Gem as soon as you View this Amazing Home in Exceptional Condition! You will love this Relaxed Lifestyle, Maintenance Free, Walkout Home. This was the Model Show Home of the Complex, with probably the Most Features and Upgrades. Beautiful Walkout Bungalow with a Comfortable Layout featuring Three Bedrooms, Three Bathrooms, Two Master Ensuites, Two Fireplaces and Upper Loft-Family Room. Main Level Features Immaculate Hardwood Flooring and Carpet Throughout, Master Ensuite w/Full Bathroom, Bonus Flex/Office/Bedroom, Beautiful Open Kitchen w/Black Stone Raised Counters, Cozy Dining Area, Main Laundry, Two-Piece Bathroom, Very Comfortable Living Room, Beautiful Polished Concrete Fireplace w/Mantle, and Large Sunny South Balcony w/Electric Awning Shade and Staircase to a Loft-Family Area. Lower Level is Spacious, featuring a Very Comfortable Recreation-Family Room, Fireplace, WalkOut Sunny-South Patio, 2nd Master Ensuite w/Full Bathroom, and Separate Kitchenette Room w/Fridge and Full Cabinetry and Elaborate R/O Under sink Water Filtration System. The Furnace-Utility Room is Very Large and has Lots of Storage Space, Water Softener, New Humidifier, New Hi-Efficiency Furnace, New Central AC and Hot Water Tank. Show-Home Quality Throughout w/Custom Window Shutters, Features and Finishing. Even the Double Garage Attached is Finished with Textured Ceilings, Crown Moldings and LED Lighting as the Show-Home Office. Pre-Christmas Possession Possible. View and Purchase Before it is Sold.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX Complete Realty. Information is believed to be reliable but not guaranteed.