

# \$785,000 - 42 Spring Crescent Sw, Calgary

MLS® #A2189808

**\$785,000**

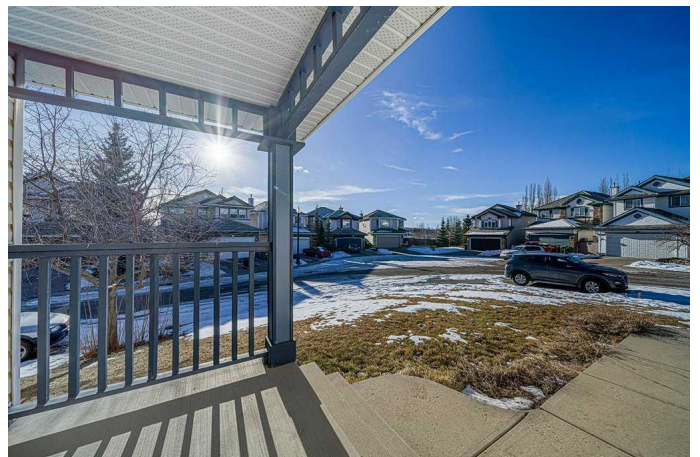
4 Bedroom, 2.00 Bathroom, 1,126 sqft  
Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

Welcome to 42 Spring Crescent SW, a delightful 4-bedroom bungalow in the highly sought-after neighborhood of Springbank Hill. Situated on a quiet and family-friendly street, this charming home offers an inviting blend of comfort, functionality, and modern updates, making it the perfect choice for families, first-time buyers, or anyone seeking a home in one of Calgary's most desirable communities.

The main level features a bright and open layout with hardwood flooring and vaulted ceilings, creating an airy and spacious feel throughout. The kitchen features stainless steel appliances, and ample cabinet space for all your storage needs. A patio door off the dining area opens onto a spacious deck, seamlessly blending indoor and outdoor living. The deck overlooks a large, beautifully landscaped yard—perfect for summer barbecues, gardening, or simply enjoying a peaceful evening outdoors.

The primary bedroom includes a 3-piece ensuite, offering a private retreat for relaxation. The other two bedrooms on the main level are generously sized, providing flexibility for family members, a home office, or a guest room. The fully finished basement adds even more living space, featuring a fourth bedroom and plenty of room for a recreation area, home gym, or playroom. Whether you need additional storage or space for hobbies, the basement provides the versatility to meet your needs.



Positioned on a corner lot, this home offers the added benefit of extra street parking—a rare and valuable feature. The location couldn't be better! You'll find yourself minutes from Westhills, a popular shopping and dining destinations. Families will appreciate the proximity to excellent schools, while commuters will love the convenience of being close to the LRT for easy access to downtown Calgary. The nearby Westside Recreation Centre provides endless opportunities for fitness and leisure activities year-round. This home offers an incredible opportunity to own a well-maintained and upgraded property in a vibrant, amenity-rich community. Whether you're drawn to the stylish interior, the spacious outdoor space, or the unbeatable location, this home is sure to impress. Don't miss your chance to experience the lifestyle that Springbank Hill has to offer—book your private showing today!

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189808    |
| Price          | \$785,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,126       |
| Acres          | 0.13        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 42 Spring Crescent Sw |
| Subdivision | Springbank Hill       |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 3V2 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan   |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, Corner Lot    |
| Roof              | Wood                     |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 50                 |
| Zoning         | R-G                |
| HOA Fees       | 250                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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