

# \$929,000 - 21 Springbank Rise Sw, Calgary

MLS® #A2255446

**\$929,000**

4 Bedroom, 4.00 Bathroom, 1,947 sqft

Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

**\*MASSIVE \$30,000 PRICE ADJUSTMENT!**

Don't miss this opportunity!\* Tucked away in a quiet cul-de-sac and backing directly on to a lush green space, this home is the true epitome of family living. The low-maintenance backyard flows effortlessly into the park beyond - simply open the gate and your world expands into endless space for children to play, pets to roam, and neighbours to gather. Inside, the home radiates warmth and comfort with an open-concept design and updated birch hardwood floors throughout the main level. The inviting living room centres around a cozy fireplace, while the beautifully renovated gourmet kitchen strikes the perfect balance of timeless elegance and function. Granite countertops, custom ceiling-height cabinetry, stainless steel appliances (including a gas range), and a generous island with breakfast bar make it a natural hub for everything from Saturday morning pancakes to evening glasses of wine. The adjoining dining area is perfectly placed for family dinners and holiday celebrations, creating a seamless flow for everyday living and special occasions alike. Just off the garage, a well-designed mudroom with main floor laundry keeps busy family life organized with ease. Upstairs, a spacious bonus room invites game nights, movie marathons, or quiet afternoons with a book. The primary suite feels like a private retreat with its walk-in custom California Closet and a spa-inspired ensuite featuring a freestanding soaker tub and glass-enclosed shower. Two



additional bedrooms share an updated full bathroom, completing this family-friendly level. The fully finished lower level adds even more versatility, with a cozy family room, guest bedroom, and flex space ideal for a home gym or office. Practical updates include two new hot water tanks (2025), recently serviced furnace and A/C (2025), new garage door, new LG refrigerator & well maintained roof. Outdoors, summer evenings come alive on the rebuilt deck, kids ride bikes and play street hockey in the cul-de-sac, and family walks wind through nearby pathways and parks. With Griffith Woods School (Kâ€9), Ernest Manning High, Rundle College, Ambrose University, Westside Rec Centre, Aspen Landing, West Hills Towne Centre, Stoney Trail and the C-Train all nearby, every convenience is close at hand. This is more than a house - itâ€™s a warm and welcoming family home, designed for everyday moments and lasting memories.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255446    |
| Price          | \$929,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,947       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 21 Springbank Rise Sw |
| Subdivision | Springbank Hill       |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 4L9               |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)                 |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

### **Exterior**

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Treed, Views |
| Roof              | Shake                                                                                                                                                                                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                                                                                      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 47                   |
| Zoning         | R-G                  |

|                |     |
|----------------|-----|
| HOA Fees       | 240 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.