

# \$749,900 - 243 Springborough Way Sw, Calgary

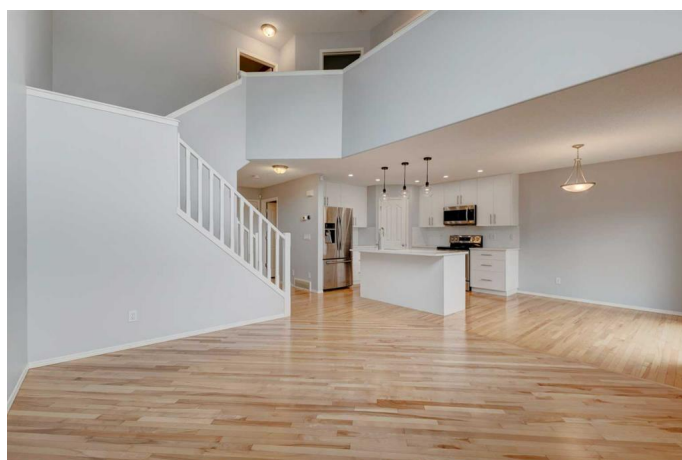
MLS® #A2247986

**\$749,900**

3 Bedroom, 4.00 Bathroom, 1,388 sqft  
Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

**LOCATION, LOCATION** - This beautifully renovated and upgraded two-storey Morrison-built home, complete with a fully finished basement, offers an unbeatable location within walking distance to the LRT, Westside Recreation Centre, and top-rated schools including Griffith Woods, Ernest Manning High School, Rundle College, and Ambrose University. From the moment you step inside, the spacious foyer welcomes you into a thoughtfully designed floor plan that features modern updates and timeless charm. The heart of the home is the stunning upgraded kitchen featuring quartz countertops, designer tile backsplash, custom cabinetry with a corner pantry, stylish lighting, and premium stainless steel appliances. The kitchen flows seamlessly into the great room, where soaring two-storey windows bathe the space in natural light. A designer stone-faced fireplace anchors the room, complemented by rich hardwood flooring throughout. The dining area is generously sized and opens directly onto a massive deck and backyard, creating the perfect setup for entertaining or enjoying your outdoor lifestyle. A convenient half-bathroom and laundry room complete the main level. Upstairs, take in the open-to-below views as you reach the upper floor, where you'll find a well-appointed main bathroom and three spacious bedrooms. The king-sized primary retreat offers a walk-in closet and a private ensuite for your comfort. The fully finished basement adds incredible versatility,



243 Springborough Way SW, Calgary, AB

Main Floor Exterior Area 667.32 sq ft  
Interior Area 811.23 sq ft  
Excluded Area 398.83 sq ft



0 5 10  
ft

PREPARED: 2023/04/27

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



with a large recreation area that easily doubles as a flex space or fourth bedroom. A full bathroom and ample storage complete the lower level. Additional features include central A/C with a smart thermostat, a new hot water tank, LED pot lighting in the basement, and a newly insulated garage. This home truly combines thoughtful design, premium upgrades, and an ideal location – come see it for yourself and fall in love.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247986    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,388       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 243 Springborough Way Sw |
| Subdivision | Springbank Hill          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5M8                  |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Beamed Ceilings, French Door, See Remarks               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-G               |
| HOA Fees       | 175               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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