

# \$839,000 - 30 Spring Mews Sw, Calgary

MLS® #A2252529

**\$839,000**

3 Bedroom, 4.00 Bathroom, 1,695 sqft

Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Fully finished WALKOUT basement in Springbank! Open floor plan with 3 bedrooms & 3.5 bathrooms. Vinyl plank flooring on the main level, central air conditioning, huge windows bringing in plenty of natural light. The chef's kitchen features granite counters, stainless steel. Sunny eating area lead to back deck with gas BBQ line. Upstairs you have lots of versatile space in your BONUS ROOM and 3 nice sized bedrooms. The primary bedroom has its own full ensuite including a separate tub, shower and walk-in closet. The WALKOUT level basement is fully finished and leads you outside to a perfect hot tub area and stamped concrete patio. A great sized rec room with large windows. It also come with a full bathroom with heated floors. The attached double garage is a great size at 23.5ft x 20ft. Location is PERFECTION: positioned close to Griffith Woods School (K-9), Ernest Manning High School, Rundle College (K-12), Ambrose University, West Side Rec, the 69 Street C-Train Station, Aspen Landing, and West Hills Shopping, every amenity is at your fingertips.

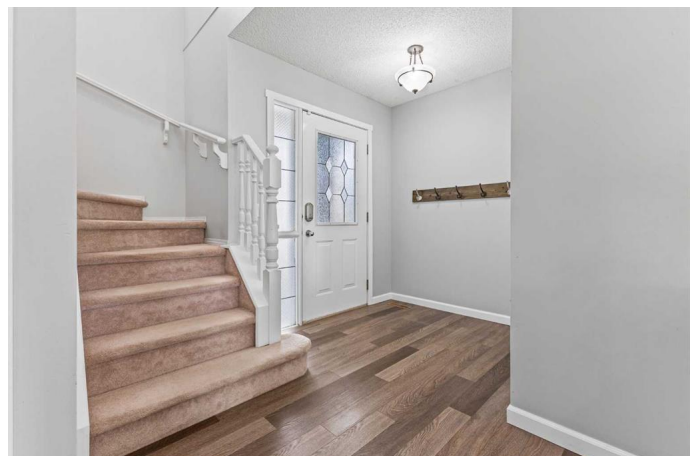
Built in 2001

## Essential Information

MLS® # A2252529

Price \$839,000

Bedrooms 3



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Spring Mews Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3V2

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Rectangular Lot
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 29th, 2025
Zoning	R-G
HOA Fees	230
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Grand Realty
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