

# \$778,800 - 22 Springborough Way Sw, Calgary

MLS® #A2248978

**\$778,800**

4 Bedroom, 4.00 Bathroom, 1,517 sqft  
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Welcome to 22 Springborough Way SW, a Morrison built home located in the heart of Springbank Hill. Offered for the first time by the original owners, this charming two-storey residence boasts over 2,000 square feet of developed living space, including four bedrooms a bonus room and two and a half bathrooms. Ideally situated just a five-minute walk from the LRT station, Westside Recreation Centre, and some of Calgary's top-rated schools—Griffith Woods, Ernest Manning High School, Rundle College, and Ambrose University. Step inside to a spacious foyer that opens into a warm and inviting main floor layout. The kitchen features abundant cabinetry, a raised eating bar ideal for entertaining, and a dining area that flows seamlessly out to a large deck and private backyard through sliding patio doors. The living room showcases hardwood floors and a cozy gas fireplace—perfect for relaxing on winter evenings. A convenient half-bath with a pocket door connecting to the laundry room completes the main level. Upstairs, you'll find all new carpet - a bonus room, full main bathroom and three generously sized bedrooms, including a king-sized primary suite with a walk-in closet and a private ensuite. The professionally developed basement adds even more living space with a large recreation area with a gas fireplace, a custom built-in bar area with beverage center, and a fourth bedroom featuring its own three-piece ensuite—ideal for guests or a growing family. A double



22 Springborough Way SW, Calgary, AB

Main Floor Exterior Area 662.97 sq ft  
Interior Area 1006.21 sq ft  
Excluded Area 391.57 sq ft



0 5 10  
ft

PREPARED: 2025/06/15

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.

attached garage offers plenty of parking and storage, rounding out this exceptional home. Don't miss your chance to live in one of Calgary's most desirable neighborhoods. Schedule your private showing today!this home won't last long!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248978    |
| Price          | \$778,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,517       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 22 Springborough Way Sw |
| Subdivision | Springbank Hill         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5T4                 |

**Amenities**

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

**Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)                                         |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-G               |
| HOA Fees       | 175               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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