

\$1,139,900 - 213 Springbluff Boulevard Sw, Calgary

MLS® #A2256160

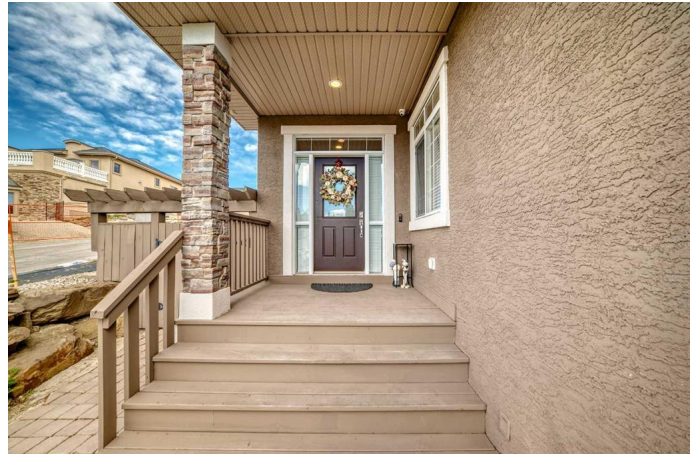
\$1,139,900

5 Bedroom, 4.00 Bathroom, 2,312 sqft

Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

Rarely available, extensively upgraded detached home. The open-concept main floor features a bright living room with large windows, a gourmet kitchen with quartz counters, oversized island, double oven & dishwasher, built-in fruit fridge, and walk-in pantry connecting to the double garage. Additional highlights include ceiling-mounted surround sound and a versatile office. Upstairs offers four bedrooms, including a luxurious primary suite with walk-in closet and spa-inspired 5-pc ensuite. The fully finished basement adds a wet bar, guest suite/office, full bath, gym/media room, and storage. Enjoy a private, terraced backyard with lush landscaping, stone pathways, and garden space—perfect for entertaining or relaxing. The home has undergone multiple significant upgrades, including new high-efficiency furnace(2025) and hot water tank were replaced (2025), and the HVAC system duct cleaning was completed (2025), Front entry stairs freshly painted (2025) , full exterior repaint (2023), epoxy garage floor extended up walls (2023), and a new insulated garage door (2023). Additional features include central air conditioning, a water softener, an automatic irrigation system, and a DVR security system, elevating the overall living quality. Situated in a sought-after school district, close to Griffith Woods School (K 9), Ernest Manning High School (10 12), and top private schools including Rundle College and Webber Academy. The mature community also offers



convenient shopping, dining, scenic trails, and easy access to major roads.

Built in 2005

Essential Information

MLS® #	A2256160
Price	\$1,139,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,312
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	213 Springbluff Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Range, Washer, Water

	Softener, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	31
Zoning	R-G

Listing Details

Listing Office	Top Producer Realty and Property Management
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