

# \$1,245,000 - 91 Springbluff Boulevard Sw, Calgary

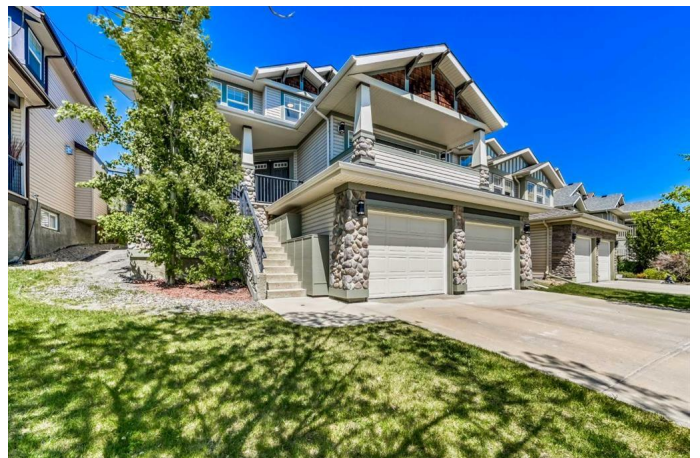
MLS® #A2226084

**\$1,245,000**

5 Bedroom, 4.00 Bathroom, 2,720 sqft  
Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

Welcome to your beautifully renovated 5-bedroom home, perfectly positioned in Calgary's sought-after Springbank Hill community. This spacious 2-storey reverse walkout combines refined elegance with modern comforts, showcasing sweeping southern views from multiple outdoor spaces, including a charming front porch and a private balcony off the main living room. Step inside to discover a meticulously re-designed interior featuring a GOURMET KITCHEN: Fully renovated with quartz countertops, custom cabinetry, stylish gold hardware, crown mouldings, and premium appliances, including a gas range with double ovens and custom hood fan. LUXURIOUS MAIN FLOOR: Bright, open living room with a cozy gas fireplace flanked by built-in bookcases, adjoining a sophisticated formal dining area highlighted by an elegant gold fixture. A spacious family room overlooks the beautifully landscaped yard and adjacent greenspace. OUTDOOR ENTERTAINING: The refreshed deck, featuring built-in seating, a natural gas hookup, a lower interlocking patio, and a landscaped garden bordered by a retaining wall, creates an inviting space ideal for gatherings or peaceful relaxation. UPPER-LEVEL RETREAT: Primary suite featuring an expansive walk-in closet and fully renovated 5-piece ensuite with quartz counters and corner soaker tub. Three additional bedrooms, a versatile open workspace with southern views, and a 4-piece bath complete



the upper level. PROFESSIONALLY  
FINISHED REVERSE WALKOUT  
BASEMENT: Includes a generous recreation  
room with a wet bar, a large bedroom with  
elegant French doors, a 3-piece bathroom,  
and a thoughtfully designed mudroom that  
provides direct access to the attached double  
garage and cold storage area. Ideally located,  
the home is just minutes from the 69th Street  
CTrain Station (3 km), Signal Hill Centre (2  
km), and exceptional schools, including Menno  
Simons (0.6 km), Ernest Manning (2.1 km),  
Guardian Angels (3.8 km), and Rundle College  
(2.7 km). This Springbank Hill residence  
effortlessly blends stylish renovations,  
exceptional craftsmanship, and unmatched  
convenienceâ€”truly an ideal family home in  
one of Calgaryâ€™s premier neighbourhoods.

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226084    |
| Price          | \$1,245,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,720       |
| Acres          | 0.13        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 91 Springbluff Boulevard Sw |
| Subdivision | Springbank Hill             |
| City        | Calgary                     |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 4V3 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Double Vanity, French Door, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Range                                |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                         |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Shingle                                                       |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 35             |
| Zoning         | R-G            |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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