

# \$829,999 - 7 Spring View Sw, Calgary

MLS® #A2242735

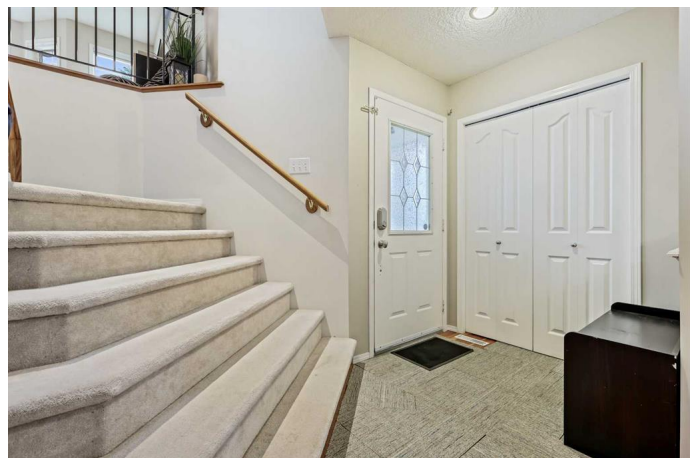
**\$829,999**

4 Bedroom, 4.00 Bathroom, 1,959 sqft

Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

Welcome to 7 Spring View SW – the perfect family home nestled on a quiet street in sought-after Springbank Hill. Just steps from a neighborhood park, this spacious 4-bedroom, 4-bathroom home offers nearly 2,000 sq. ft. above grade, plus a bright, fully finished basement designed with both comfort and functionality in mind. The main floor features gleaming hardwood floors, a large living room with a cozy gas fireplace, and a bright, open-concept kitchen equipped with granite countertops, stainless steel appliances, a corner pantry, and direct access to the sunny, west-facing backyard. A formal dining room, breakfast nook, 2-piece powder room, and convenient main-floor laundry complete the level. A few steps up, the expansive bonus room offers the ideal space for movie nights, a play area, or a home office. Upstairs, the primary suite is a true retreat with a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a full bathroom with granite counters complete the upper floor. The fully developed basement adds even more living space with a large rec room, fourth bedroom, and a 3-piece bathroom – perfect for guests or teens. Step outside to a low-maintenance backyard oasis featuring a two-tiered deck with gas BBQ hook-up, stone patio, and built-in natural gas fireplace – ideal for summer entertaining. With proximity to parks, playgrounds, top-rated schools, Westside Rec Centre, Westhills shopping, and the C-Train, this home checks all the boxes for location,



layout, and lifestyle. Don't miss your opportunity"book your private showing today!

Built in 1998

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242735    |
| Price          | \$829,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,959       |
| Acres          | 0.11        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Spring View Sw |
| Subdivision | Springbank Hill  |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H 3S7          |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Recessed Lighting |
| Appliances        | Dishwasher, Electric Cooktop, Electric Oven, Garage Control(s),                                      |

|                 |                                                         |
|-----------------|---------------------------------------------------------|
|                 | Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Fireplace(s), Forced Air                                |
| Cooling         | Central Air                                             |
| Fireplace       | Yes                                                     |
| # of Fireplaces | 1                                                       |
| Fireplaces      | Gas                                                     |
| Has Basement    | Yes                                                     |
| Basement        | Finished, Full                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Fire Pit          |
| Lot Description   | Back Yard, Landscaped           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 44              |
| Zoning         | R-G             |
| HOA Fees       | 230             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.