



**GRASSROOTS**  
REALTY GROUP

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**165 Spring Crescent SW**  
**Calgary, Alberta**

**MLS # A2251606**



**\$679,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Sump Pump(s)		
<b>Inclusions:</b>	Gas BBQ		

Welcome to this well-cared-for detached home in the highly desirable community of Springbank Hill, located on Calgary's sought-after west side! Offering over 1,600 sq. ft. above grade, this property combines incredible value, comfort, and location – a rare find at this price point. Built in 1999 and meticulously cared for by the same owner for the past 21 years, this home reflects true pride of ownership. The single occupant has maintained a smoke-free and pet-free environment throughout his tenure, ensuring the property has remained in exceptional condition. The lower level offers an undeveloped basement with excellent potential for customization, while outside, the home boasts a fully fenced and landscaped yard – perfect for outdoor living and entertaining. A double attached garage provides secure parking and storage. Recent updates, including new windows and thoughtful upgrades, reflect the pride of ownership. The home is in excellent condition and move-in ready. Please refer to feature sheet for more details!