



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

42 Spring Crescent SW
Calgary, Alberta

MLS # A2189808



\$785,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to 42 Spring Crescent SW, a delightful 4-bedroom bungalow in the highly sought-after neighborhood of Springbank Hill. Situated on a quiet and family-friendly street, this charming home offers an inviting blend of comfort, functionality, and modern updates, making it the perfect choice for families, first-time buyers, or anyone seeking a home in one of Calgary's most desirable communities. The main level features a bright and open layout with hardwood flooring and vaulted ceilings, creating an airy and spacious feel throughout. The kitchen features stainless steel appliances, and ample cabinet space for all your storage needs. A patio door off the dining area opens onto a spacious deck, seamlessly blending indoor and outdoor living. The deck overlooks a large, beautifully landscaped yard—perfect for summer barbecues, gardening, or simply enjoying a peaceful evening outdoors. The primary bedroom includes a 3-piece ensuite, offering a private retreat for relaxation. The other two bedrooms on the main level are generously sized, providing flexibility for family members, a home office, or a guest room. The fully finished basement adds even more living space, featuring a fourth bedroom and plenty of room for a recreation area, home gym, or playroom. Whether you need additional storage or space for hobbies, the basement provides the versatility to meet your needs. Positioned on a corner lot, this home offers the added benefit of extra street parking—a rare and valuable feature. The location couldn't be better! You'll find yourself minutes from Westhills, a popular shopping and dining destinations. Families will appreciate the proximity to excellent schools, while commuters will love the convenience of being close to the LRT for easy access to downtown Calgary. The nearby Westside Recreation

Centre provides endless opportunities for fitness and leisure activities year-round. This home offers an incredible opportunity to own a well-maintained and upgraded property in a vibrant, amenity-rich community. Whether you're drawn to the stylish interior, the spacious outdoor space, or the unbeatable location, this home is sure to impress. Don't miss your chance to experience the lifestyle that Springbank Hill has to offer—book your private showing today!