

# \$854,000 - 7936 Springbank Boulevard Sw, Calgary

MLS® #A2265903

**\$854,000**

5 Bedroom, 4.00 Bathroom, 2,128 sqft  
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Vacant & Move-In Ready â€“ Backs onto Park / Green Space â€“ 5 Bedrooms-Designed for Family Living

Experience the perfect blend of comfort, style, and location in this freshly painted two-storey home offering over 3,000 sq. ft. of developed living space. Nestled in one of South Calgaryâ€™s most desirable family communitiesâ€”Springbank Hillâ€”this property is ideally located close to schools, parks, pathways, the LRT, and Stoney Trail.

The open-concept main level features laminate flooring throughout and is decorated in soft contemporary tones. Expansive windows fill the home with natural light. The kitchen showcases light cafÃ© cabinetry with granite countertops, stainless steel appliances, and a large pantry. A generous breakfast nook offers access to the rear deck and overlooks the yard and greenspace. The adjoining dining and family rooms create an ideal space for entertaining, with a cozy gas fireplace and mantle as the focal point. A two-piece guest bath, laundry room, and access to the finished double garage complete the main floor.

Upstairs features new laminate flooring, fresh paint, four spacious bedrooms, and a bright flex areaâ€”perfect for an office, homework station, or reading nook. The primary suite overlooks the park and includes a four-piece ensuite with a soaker tub, standalone shower,



vanity, and private water closet. Three additional bedrooms and another full bath complete this level.

The fully developed basement extends the living space with a large recreation and games area, fifth bedroom, four-piece bath with heated floor, and mechanical/storage room.

The rear yard is a summer oasis backing directly onto greenspace, complete with a low-maintenance deck featuring aluminum rails, glass inserts & electrical outlets for your entertaining convenience.

Highlights:

- Backing onto park / greenspace
- No Poly-B plumbing
- Freshly painted in light contemporary colours
- New laminate flooring (upper level)
- New fridge
- Gas fireplace
- High-efficiency furnace
- Finished garage
- Close to schools, shopping, pathways, and quick access to LRT, Downtown & Stoney Trail

Welcome Home to Springbank Hill “ where family living meets modern comfort!

Built in 2001

Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265903  |
| Price          | \$854,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,128     |
| Acres          | 0.10      |

|            |             |
|------------|-------------|
| Year Built | 2001        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7936 Springbank Boulevard Sw |
| Subdivision | Springbank Hill              |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 4L9                      |

### Amenities

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

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Pantry, See Remarks, Sump Pump(s), Vinyl Windows           |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings, Humidifier |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas, Glass Doors, Living Room, Mantle                                                                                                     |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full                                                                                                                                      |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-G                |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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