

# \$1,239,000 - 91 Springbluff Boulevard Sw, Calgary

MLS® #A2246312

**\$1,239,000**

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

Springbank Hill, Calgary, Alberta

Welcome to this beautifully reimagined 5-bedroom residence in the highly sought-after community of Springbank Hill. Blending timeless elegance with modern design, this 2-storey reverse walkout home showcases sweeping southern views and an abundance of natural light, complemented by brand new custom zebra-style roller blinds throughout.

**GOURMET KITCHEN** The heart of this home is its fully renovated kitchen, featuring quartz countertops, custom cabinetry with crown mouldings, stylish gold hardware, and premium stainless-steel appliances, including a gas range with double ovens and a custom hood fan.

**MAIN FLOOR LIVING** An inviting living room centers around a cozy gas fireplace framed by built-in bookcases and flows seamlessly into a formal dining area with an elegant gold fixture. A spacious family room extends to the beautifully landscaped backyard and greenspace beyond, creating a warm and welcoming atmosphere for everyday living.

**OUTDOOR ENTERTAINING** Enjoy multiple outdoor spaces, from the charming front porch and a private balcony off the main living room to the refreshed rear deck with built-in seating, natural gas hookup, interlocking patio, and a professionally landscaped yard with retaining wall gardens—perfect for entertaining or peaceful relaxation.

**UPPER-LEVEL RETREAT** The primary suite is a private haven with a generous walk-in closet and a luxurious 5-piece ensuite complete with quartz counters,



a corner soaker tub, and a glass-enclosed shower. Three additional bedrooms, a versatile open workspace with captivating southern views, and a 4-piece bath complete the upper level. PROFESSIONALLY FINISHED BASEMENT The lower level is designed for both comfort and function, offering a large recreation room with a wet bar, a spacious bedroom with French doors, a stylish 3-piece bathroom, and a well-planned mudroom with direct access to the attached double garage and a cold storage area. PRIME LOCATION This exceptional home is just minutes from the 69th Street CTrain Station, Signal Hill Centre, and several top-rated schools, including Menno Simons, Ernest Manning, Guardian Angels, and Rundle College. Beautifully renovated from top to bottom, this Springbank Hill home offers refined finishes, thoughtful design, and unmatched convenience in one of Calgary's premier neighbourhoods.

Built in 2003

**Essential Information**

MLS® #	A2246312
Price	\$1,239,000
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, Crown Molding, Double Vanity, French Door, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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, BBQ gas line, 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	August 7th, 2025
Zoning	R-G

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.