

\$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	1
Zoning	R-G

Listing Details

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

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.