\$1,025,000 - 3048 85 Street Sw, Calgary

MLS® #A2259282

\$1,025,000

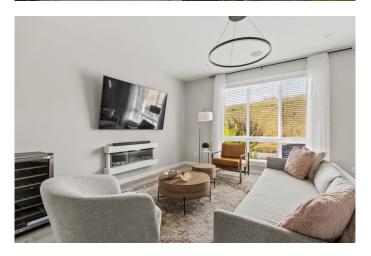
3 Bedroom, 4.00 Bathroom, 1,710 sqft Residential on 0.04 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE â€" Sat Sept 27 (12-2pm) Executive living at its finest on Calgary's WONDERFUL Upper Westside. This three storey townhome, just three years young, offers 2565 sq ft of living space over three levels with all of the latest design elements. Situated at the top of the hill this home presents a wonderful view to the SE, all the way to the Glenmore reservoir and exposure to a grassy knoll and the mountains to the west â€" a COMFORTING sense of space. With its east/west orientation, and generous window treatments, this home follows the sun, offering a WARM & BRIGHT home, on all three levels. On arrival you will enjoy the broad, open plan under 9' ceilings with resilient luxury vinyl flooring, designer lighting and window treatments, B/I speakers throughout and a kitchen featuring Fisher Paykal s/s appliances, including a gas stove. There is a generous dining space here, leading directly to a large rear deck, measuring 240 sq ft â€" WITH A VIEW! Upstairs you will find a double primary floor plan. The primary bedroom sits under 10' ceilings with a view to the west and features a 5pc en suite with quartz countertops and large walk-in closet. The second primary enjoys views to the Glenmore reservoir, a 4pc en suite and large walk-in closet. The lower level has been developed for entertaining with a large rec/media space leading directly to a second large covered deck… 423 sq ft with a FANTASTIC Hot Tub… WITH A VIEW! This







level also enjoys a large flex space, which easily accommodates a sleeping space for guests and a 3rd full bathroom. This home offers an attached, HEATED & OVER-SIZED garage and an ELEVATOR serving all four levels! This home offers a turnkey lifestyle with the an ELEVATOR which presents an opportunity to age in place… on Calgary's Upper Westside!!

Built in 2022

Essential Information

MLS® # A2259282 Price \$1,025,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,710 Acres 0.04 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 3048 85 Street Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6C7

Amenities

Parking Spaces 2

Parking Double Garage Attached, Heated Garage, Oversized

of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, Elevator, No Smoking Home, Quartz

Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Playground

Lot Description Back Lane, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction Brick, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed September 23rd, 2025

Days on Market 1

Zoning R-G

Listing Details

Listing Office RE/MAX First

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