

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

MLS® #A2259282

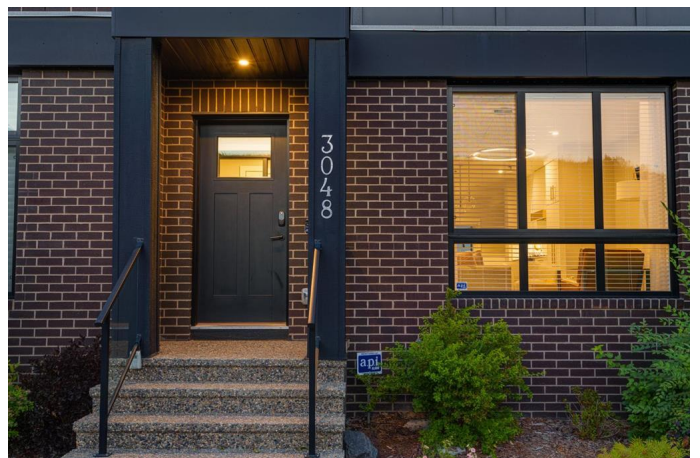
\$1,025,000

3 Bedroom, 4.00 Bathroom, 1,710 sqft

Residential on 0.04 Acres

Springbank Hill, Calgary, Alberta

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 – 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 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 – 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, multi media ethernet cabling and 15 B/I speakers throughout and an ELEVATOR serving all four levels! This is a turnkey lifestyle with 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), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator
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	40
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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