

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

MLS® #A2259282

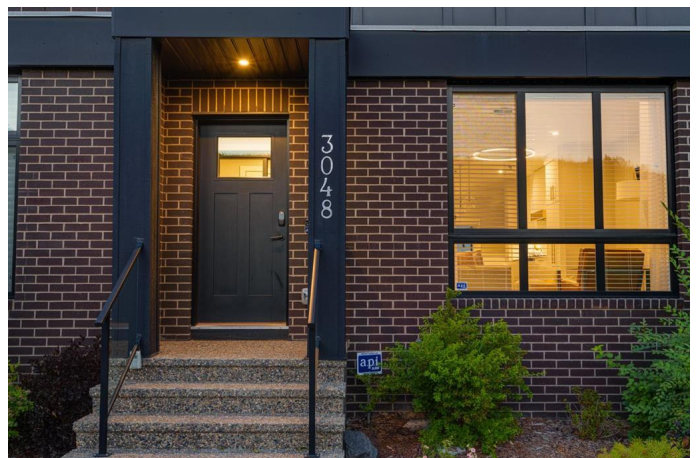
\$1,025,000

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 Calgaryâ€™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 9â€™™ 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 10â€™™ 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 deckâ€™! 423 sq ft with a
FANTASTIC Hot Tubâ€™! 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	21
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
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