$1,059,000 - 3096 85 Street Sw, Calgary

MLS® #A2221251

$1,059,000
4 Bedroom, 4.00 Bathroom, 1,716 sqft
Residential on 0.05 Acres

Springbank Hill, Calgary, Alberta

This former show home is a rare findâ€”loaded with luxury upgrades and offering over 2,800 sq ft of developed living space across four thoughtfully designed levels. With no condo fees, minimal outdoor maintenance, and a private personal elevator, this estate-style townhome is perfect for young families, busy professionals, or empty nesters seeking a lock-and-leave lifestyle without compromise. The bright, open-concept main floor seamlessly connects indoor and outdoor living. A designer kitchen anchors the space, featuring quartz countertops and backsplash, a gas stove, custom hood fan, soft-close cabinetry, and a cabinet-faced fridge. The spacious dining area opens through dual sliders to a massive 441 sq ft vinyl deck with a BBQ gas lineâ€”ideal for entertaining! Upstairs, enjoy vaulted ceilings, three bedrooms, and a stunning primary retreat with an east-facing view of the city skyline, a walk-in closet with custom built-ins, and a luxurious ensuite with dual sinks, a quartz vanity, and a 10mm glass shower. Two additional bedrooms offer picturesque mountain views, and the upper level is completed with a beautifully tiled guest bathroom and convenient laundry area. The lower walkout level is equally impressive, offering a spacious fourth bedroom, a full bathroom, a wet bar, and a second expansive partially covered vinyl deck measuring 252 sq ft with a hose bibâ€”ideal for guests, extended family, or a separate entertaining space. This

home is fully loaded with premium features, including central air conditioning, a high-efficiency furnace, water softener, flood alarm, central vacuum system with a wash basin, surround sound throughout, and sleek laminate flooring on every level, including all staircases. The heated double attached garage is EV-ready and includes 9' ceilings and ample storage space, with a full-size driveway that fits two additional vehicles. Located just minutes from Aspen Landing, exceptional schools, public transit, and with quick access to Bragg Creek, four nearby golf courses, and westbound routes to the mountains, this stunning home blends elevated urban living with everyday convenience and the beauty of the outdoors.

Built in 2020

Essential Information

MLS® #	A2221251
Price	$1,059,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,716
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	3096 85 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 6C7

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Driveway, Garage Faces Rear, Heated Garage, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	20
Zoning	R-G

Listing Details

Listing Office	Charles

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