

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

MLS® #A2259282

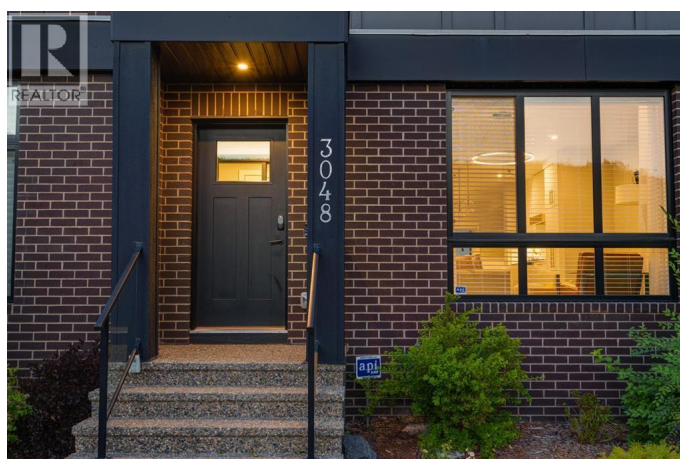
**\$1,025,000**

3 Bedroom, 4.00 Bathroom, 1,710 sqft

Single Family 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 placeâ€¦ on Calgaryâ€™s Upper Westside!! (id:6289)

Built in 2022

**Essential Information**

Listing #	A2259282
Price	\$1,025,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,710
Acres	0.04
Year Built	2022
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	3048 85 Street Sw
Subdivision	Springbank Hill
City	Calgary
Province	Alberta
Postal Code	T3H6C7

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Elevator, No Smoking Home
Parking Spaces	2
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	3
View	View

**Interior**

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

## Exterior

Exterior	Brick, Composite Siding
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX First



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Listing information last updated on October 14th, 2025 at 9:16am PDT