

# \$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 find—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 line—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 bib—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 | 36             |
| Zoning         | R-G            |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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