



GRASSROOTS
REALTY GROUP

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3044 85 Street SW
Calgary, Alberta

MLS # A2326067



\$899,900

Division:	Springbank Hill		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,500 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Heated Garage, Oversized		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Perched high in Springbank Hill, this modern three-storey townhome offers over 2,500 sq ft of thoughtfully designed living space where style, comfort, and functionality come together effortlessly. The setting is exceptional. Positioned at the top of the hill with an east–west orientation, the home captures incredible natural light throughout the day while offering beautiful views — sunsets over the Rocky Mountains to the west and peaceful greenspace beyond. Oversized windows on every level bring the outside in and create a bright, welcoming atmosphere from morning through evening. The main floor makes a strong first impression with 9-foot ceilings, luxury vinyl plank flooring, and contemporary lighting. The open-concept kitchen is both stylish and practical, featuring sleek quartz countertops, stainless steel appliances including a gas range, and a layout designed for everyday living and entertaining. Just off the dining area, a spacious deck with elegant glass railings extends the living space outdoors — perfect for morning coffee, evening barbecues, or simply enjoying the view. Upstairs, the primary suite offers a quiet retreat with a private 4-piece ensuite and a large walk-in closet. Two additional bedrooms share a full bathroom, and the upper-level laundry adds everyday convenience, making this floor ideal for family living. The fully finished walkout level is designed with flexibility in mind. A generous recreation and media room opens onto a covered lower deck of more than 400 sq ft, framed with glass railings to maximize the surrounding natural views. A versatile den and a third full bathroom complete this level, providing comfortable space for guests, a home office, or additional living areas. Additional highlights include an oversized heated garage and a private elevator servicing all three levels, offering both everyday

convenience and long-term accessibility for those looking to comfortably age in place. Located just minutes from excellent schools, shopping, restaurants, and everyday amenities, with quick access to Stoney Trail for an easy commute downtown or a weekend escape to the mountains, this home delivers a rare combination of lifestyle, location, and low-maintenance living. Sophisticated, functional, and perfectly positioned — this is Springbank Hill living at its best.