$995,000 - 3096 85 Street Sw, Calgary

MLS® #A2255307

$995,000
4 Bedroom, 4.00 Bathroom, 1,919 sqft
Residential on 0.05 Acres

Springbank Hill, Calgary, Alberta

This former show home is a rare opportunity, offering over 2,800 sq ft of developed living across four levels with no condo fees. Thoughtfully designed and loaded with luxury upgrades, itâ€™s the perfect fit for families, professionals, or downsizers seeking a lock-and-leave lifestyle.
The bright open-concept main floor features a chef-inspired kitchen with quartz counters and backsplash, a gas range with custom hood fan, soft-close cabinetry, and a cabinet-faced fridge. The spacious dining area flows seamlessly to a massive 441 sq ft vinyl deck with BBQ gas lineâ€”perfect for entertaining indoors or out.
Upstairs, vaulted ceilings create an airy feel. The primary retreat showcases skyline views, a custom walk-in closet, and a spa-like ensuite with dual sinks, quartz vanity, and glass shower. Two additional bedrooms offer beautiful mountain views, alongside a stylish guest bath and convenient laundry.
The walkout level includes a fourth bedroom, full bath, wet bar, and a second covered vinyl deck (252 sq ft) with water hookupâ€”ideal for guests, family, or gatherings.
Premium upgrades are found throughout: a private elevator, central A/C, high-efficiency furnace, water softener, central vacuum with wash basin, flood alarm, surround sound, and luxury vinyl plank flooring on every level including staircases. The heated double garage (EV-ready, 9â€™ ceilings) plus full driveway provides parking for four.

All this in an unbeatable west Calgary locationâ€”minutes to Aspen Landing, top-rated schools, transit, golf courses, Bragg Creek, quick access to the mountains and inner-city.

Built in 2020

Essential Information

MLS® #	A2255307
Price	$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,919
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	September 8th, 2025
Days on Market	9
Zoning	R-G

Listing Details

Listing Office	Charles

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