

# \$968,000 - 239 St Moritz Terrace Sw, Calgary

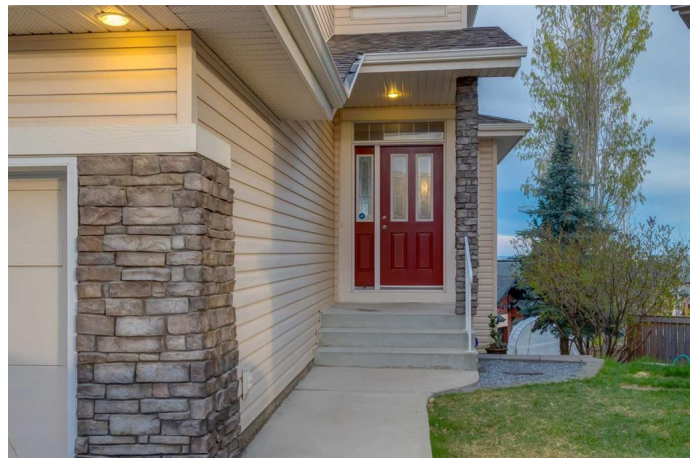
MLS® #A2218219

**\$968,000**

3 Bedroom, 4.00 Bathroom, 2,106 sqft  
Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

Open House 1-4PM, Saturday & Sunday May 10th & 11th. Well-Maintained Walkout Home with Stunning Views in Springbank Hill! Welcome to this beautifully cared-for 2-storey home in the highly sought-after community of Springbank Hill. Boasting over 2,850 sq. ft. of thoughtfully designed living space, including a fully finished walkout basement, this home offers exceptional comfort and style. Enjoy a sun-soaked, south-facing backyard with expansive views and professionally landscaped Rundle stone tiers. Step into a grand open-to-above foyer that sets the tone for the spacious main floor, which features 9'™ ceilings, abundant natural light, and a cozy gas fireplace. The gourmet kitchen is a chef's dream, complete with granite countertops, brand new LG stainless steel appliances, rich cabinetry, and a bright breakfast nook. Step outside to the 26'™ x 11'™ vinyl-decked balcony, ideal for relaxing and taking in the view. Upstairs, you'll find a spacious study area open to below, along with a large laundry room featuring a laundry sink and plenty of storage. The primary suite offers a 5-piece ensuite, walk-in closet, and its own incredible view. The walkout basement is Cape Cod-inspired, featuring reclaimed lumber finishes, a stone fireplace mantle, and a large entertainment bar perfect for gatherings. It's also wired for your home theatre setup. This is a rare opportunity to own a thoughtfully upgraded home in a premier location. Click the Virtual Tours for more details!



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218219    |
| Price          | \$968,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,106       |
| Acres          | 0.14        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 239 St Moritz Terrace Sw |
| Subdivision | Springbank Hill          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5X8                  |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                 |
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, French Door, Granite Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                             |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |

|                 |   |
|-----------------|---|
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Basement, Family Room, Gas, Insert, Mantle, Stone, Tile |
| Has Basement    | Yes   |
| Basement        | Finished, Full, Walk-Out                                |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue, Lighting, Private Yard  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-G           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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