# \$838,000 - 109 St Moritz Place Sw, Calgary

MLS® #A2261319

## \$838,000

3 Bedroom, 3.00 Bathroom, 2,314 sqft Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

Welcome to this exceptional 3-bedroom, 2.5-bathroom home, backing onto a beautiful wooded area in the highly sought-after community of Springbank Hill. Lovingly maintained by its original owners, this charming residence offers a warm and inviting atmosphere. The open-concept kitchen features ample cabinetry, modern appliances, a walk-through pantry, a convenient breakfast bar, and a dining area that opens onto a spacious deckâ€"perfect for outdoor gatherings. The adjacent family room is enhanced by a cozy fireplace, adding both warmth and elegance. The main level also includes an den, a laundry room, and a stylish 2-piece bathroom, ensuring both comfort and convenience. Upstairs, the generous master bedroom boasts a walk-in closet and a 4-piece ensuite. Two additional well-appointed bedrooms, a versatile bonus room, and another 4-piece bathroom complete the upper level. The full, unfinished basement presents a blank canvas, ready for your personal touch. Step outside to the beautifully landscaped backyard, an ideal space for relaxation and entertaining. The yard seamlessly extends into a scenic wooded area, offering breathtaking seasonal views right from the master bedroom window and patio. Perfectly located just minutes from shopping, dining, entertainment, parks, and top-rated public and private schools, this home also provides easy access to public transportation, the Westside Recreation Centre, downtown, and the







mountains. Don't miss this incredible opportunityâ€"book your private showing today!

#### Built in 2005

#### **Essential Information**

MLS® # A2261319 Price \$838,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,314
Acres 0.11
Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 109 St Moritz Place Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0A6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 2nd, 2025

Days on Market 33

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Grand Realty

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