



# 3044 85 Street Calgary Alberta

\$948,000

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.

Recreational, Games room 17.42 Ft x 13.67 Ft  
 Den 13.83 Ft x 13.58 Ft  
 4pc Bathroom 8.17 Ft x 4.92 Ft  
 Other 12.08 Ft x 10.92 Ft  
 Furnace 10.58 Ft x 4.67 Ft  
 Living room 14.08 Ft x 13.92 Ft

Dining room 12.75 Ft x 11.00 Ft  
 2pc Bathroom 5.00 Ft x 4.83 Ft  
 Primary Bedroom 12.83 Ft x 11.58 Ft  
 4pc Bathroom 11.08 Ft x 4.83 Ft  
 Bedroom 11.75 Ft x 8.83 Ft  
 Bedroom 11.75 Ft x 8.83 Ft

Listing Presented By:



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Kitchen 13.50 Ft x 12.83 Ft

4pc Bathroom 8.33 Ft x 5.33 Ft