

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

MLS® #A2261319

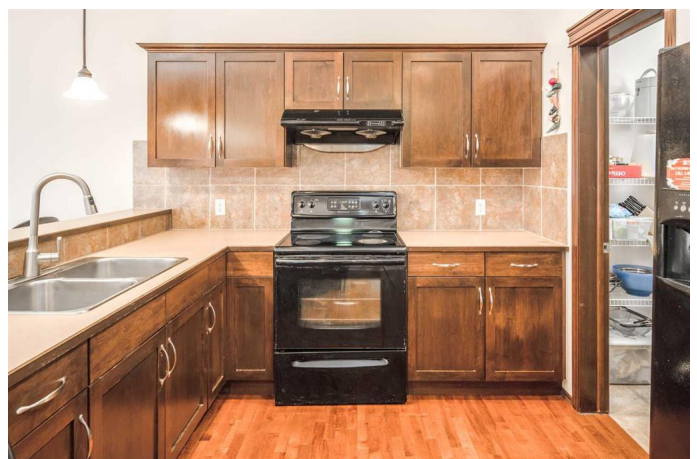
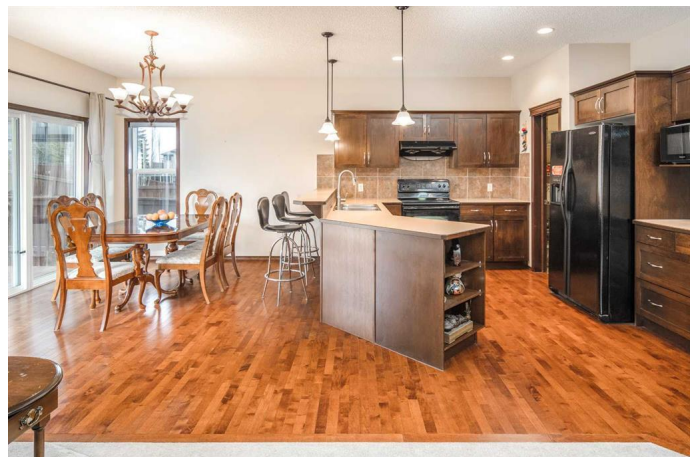
**\$838,000**

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 deck—perfect for outdoor gatherings. The adjacent family room is enhanced by a cozy fireplace, adding both warmth and elegance. The main level also includes a 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 opportunity—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 | 1                |
| 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 | 18                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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