

\$785,000 - 3008 85 Street Sw, Calgary

MLS® #A2171957

\$785,000

3 Bedroom, 4.00 Bathroom, 1,482 sqft
Residential on 0.05 Acres

Springbank Hill, Calgary, Alberta

Located in Timberline Estates, this 2+1 bedroom luxury townhome with NO CONDO FEES offers over 2100 sq ft of developed living space, including a FULLY DEVELOPED WALK-OUT BASEMENT with separate entrance providing potential for a legal suite. The open main level presents luxury vinyl plank flooring, high ceilings & is illuminated with recessed lights & modern light fixtures, showcasing the living room with sleek electric fireplace. Just steps away, is the kitchen which is tastefully finished with quartz counter tops & backsplash, island/eating bar, plenty of storage space & excellent appliance package. The dining area with access to a large deck has ample space to host a family gathering or dinner party. Completing the main level is a stylish 2 piece powder room. The second level hosts 2 spacious primary bedrooms, each with a walk-in closet & private 4 piece ensuite. Laundry facilities are also conveniently located on the second level. Basement development includes a large recreation/family room, third bedroom & a 4 piece bath. There's also direct access to the covered patio area. Other notable features include central air conditioning, central vacuum system & a heated double detached garage. This gorgeous townhome is located close to parks, schools, shopping, public transit & has easy access to 17th Avenue & Stoney Trail.

Built in 2021



Essential Information

MLS® #	A2171957
Price	\$785,000
Sold Price	\$761,375
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,482
Acres	0.05
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3008 85 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4H1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Recessed Lighting, Soaking Tub, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garburator, Gas Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape, Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	October 25th, 2024
Days on Market	16
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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