

# \$939,900 - 109 St Moritz Place Sw, Calgary

MLS® #A2205182

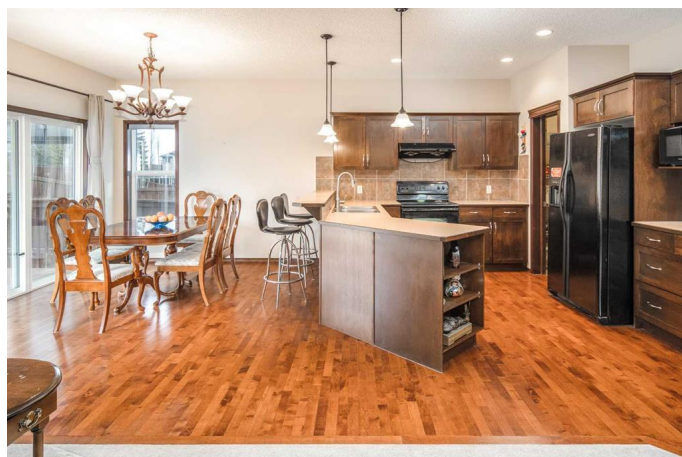
**\$939,900**

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® #	A2205182
Price	\$939,900
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	March 27th, 2025
Days on Market	25
Zoning	DC

### **Listing Details**

Listing Office	Grand Realty
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