# \$909,900 - 323 St Moritz Drive Sw, Calgary

MLS® #A2265218

## \$909,900

4 Bedroom, 4.00 Bathroom, 2,353 sqft Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

Beautifully updated 4 bedroom & 4 bathroom custom home built by Stepper and located in the desirable community of Springbank Hill, which offers lots of green space with great pathways & playgrounds, amazing schools and easy access to shopping, transit & all major routes. The main floor is warm & bright with lots of natural light and features an open to above formal living & dining room area with floor to ceiling 20ft high windows that gives you a majestic feeling as soon as you enter this home! On the other side is the cozy family room with a gas fireplace, a huge kitchen with lots storage & counter space, a spacious breakfast nook with patio doors leading out to your west facing backyard, and all of this in an open floor plan with rich walnut hardwood & cabinets. Upstairs you will find the master bedroom with a 5pc ensuite & big walk-in closet, a second master bedroom with 3pc ensuite, two more spacious bedrooms sharing a 4pc Jack & Jill bathroom, and a loft/bonus room ideal for a home office or recreation/games area. The laundry room is conveniently located on the main level adjacent to the 2pc bathroom. The unfinished basement awaits your imagination & ideas to turn into whatever your heart desires! This fabulous home is located just minutes from the Westside Rec Centre, 69st Train Station, Public Library, Superstore and Aspen Landing & Signal Hill Shopping Centers with all their amenities, restaurants & shopping!







### **Essential Information**

MLS® # A2265218 Price \$909,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,353
Acres 0.13
Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 323 St Moritz Drive Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5X7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Skylight(s), Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Playground, Private Yard

Lot Description Irregular Lot, See Remarks, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame, Cedar

Foundation Poured Concrete

## **Additional Information**

Date Listed October 17th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office MaxWell Capital Realty

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