

# \$919,900 - 109 St Moritz Place Sw, Calgary

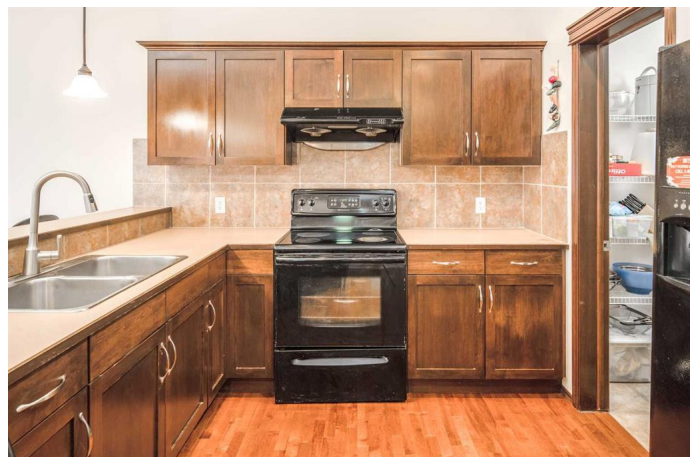
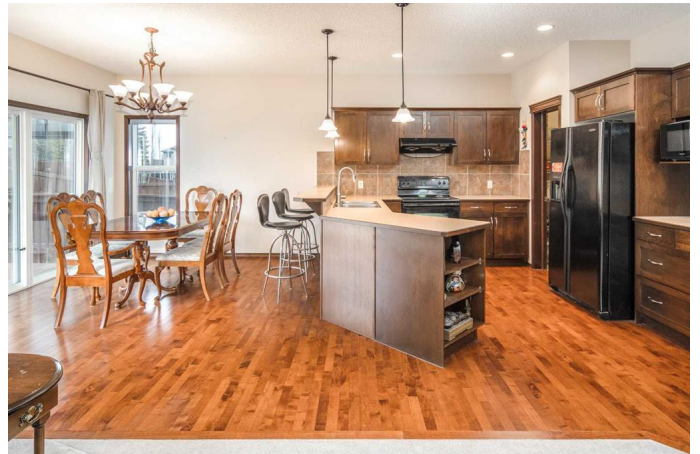
MLS® #A2205182

**\$919,900**

3 Bedroom, 3.00 Bathroom, 2,314 sqft  
Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

Open house on Saturday, April 26, 1-3 pm.  
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. Donâ€™t miss this incredible opportunityâ€”book your private showing today!

Built in 2005

**Essential Information**

MLS® #	A2205182
Price	\$919,900
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	32
Zoning	DC

## Listing Details

Listing Office	Grand Realty
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