

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

MLS® #A2265218

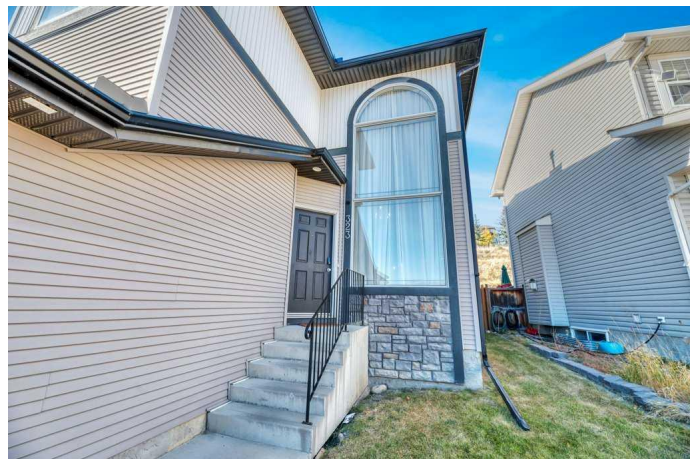
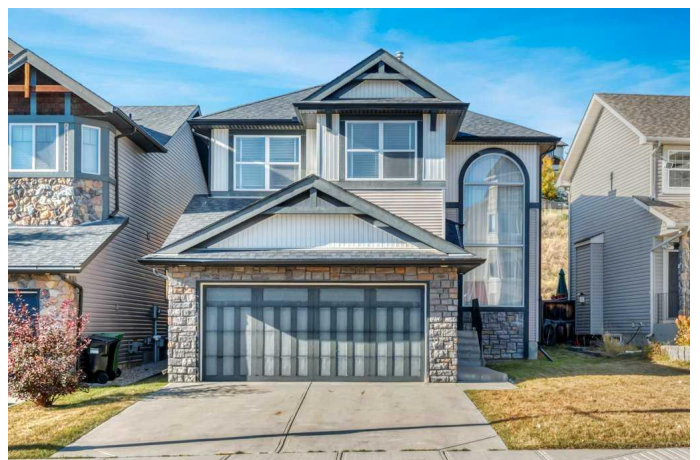
**\$909,900**

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!



Built in 2005

## 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 | 3                  |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.