

# \$959,000 - 139 St Moritz Terrace Sw, Calgary

MLS® #A2205306

**\$959,000**

5 Bedroom, 4.00 Bathroom, 2,185 sqft

Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

Welcome to 139 St Moritz Terrace SW, located in quiet and family-friendly nature. This home is located in desirable community of The Summit of Montreux in Springbank Hill!!

With more than 3000 sqft living space, this home is perfect for any size of family.

Welcoming foyer leading to an open-concept living area. A private office space on the main floor is ideal for remote work or study, offering convenience and separation from the living areas. Upon entry, you will find stylish kitchen with granite countertops, Island, stainless appliances and ample cabinet space + pantry.

Gorgeous hardwood floors throughout the main level, adding warmth and elegance to every room. Enjoy relaxing outdoors on your own private balcony, offering peaceful views and the perfect spot for morning coffee or evening sunsets. This property offers ultimate privacy with no neighbors behind, allowing you to enjoy your outdoor space in peace. A fantastic family room on the upper level provides a cozy, yet expansive space for relaxation, movie nights, or a play area for children. Two generously sized bedrooms on the upper level, offering ample closet space and plenty of natural light. These rooms share a well-appointed full bathroom. A spacious and functional layout, including a large primary bedroom with a spa-like ensuite bathroom, featuring a large bathtub and separate shower. The basement is fully developed with a full kitchen, making it ideal for multi-generational living, hosting guests, or even generating



rental income. The basement also features 2 additional bedrooms and a full bathroom. The home includes a double attached garage, offering plenty of space for 2 vehicles and additional storage. Close to school, shopping and main road. this home has been meticulously maintained and is move-in ready. Plus, the prime location is close to all your needs! Don't miss out on this wonderful opportunity to own a beautiful home in the desirable community of Springbank Hill! Book your private showing today!!!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205306    |
| Price          | \$959,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,185       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 139 St Moritz Terrace Sw |
| Subdivision | Springbank Hill          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5Y1                  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 1                      |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)      |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                            |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, Playground                              |
| Lot Description   | Back Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 40               |
| Zoning         | R-G              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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.