

\$6,900,000 - 3421 85 Street Sw, Calgary

MLS® #A1143262

\$6,900,000

5 Bedroom, 6.00 Bathroom, 5,054 sqft
Multi-Family on 2 Acres

Springbank Hill, Calgary, Alberta

Keep for yourself and make it the lifestyle you have been waiting for.... Or develop for profit! - Acreage Estate in the City on 4.91 acres. 5 Bedrooms, 5 full and 1 half Bathrooms. Just 20 minutes from downtown core in the desirable community of Springbank Hill. A Luxury residence and 4.01 acres prime development opportunity with Land Assembly Potential, all zoned DC. Two adjacent lots: 2.22 Acres with residence & 2.69 Acres currently agricultural land. - The Luxury Country Residential Estate Home with stunning Mountain Views is perfectly positioned in coveted location at the top of this acreage. Walk-out lower level. Over 7,000 SF of exquisitely developed living space. The DC 11Z96 classification allows for residential development, as well as for the continued use as residential acreage. Make this property your own in-city luxury estate or develop for profit assembling adjacent lots. Great location, minutes to all major routes, transit, shopping, walking/cycling paths, private and public schools, and all other amenities. The 2.69 Acre parcel is listed separately under MLS A1152802. The 2.22 Acres parcel is listed separately under MLS A1153058. Areal video link above. See supplements for complete list of features. Create the lifestyle you have been waiting for!

Built in 2009

Essential Information



MLS® #	A1143262
Price	\$6,900,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,054
Acres	2.00
Year Built	2009
Type	Multi-Family
Sub-Type	Duplex
Style	Acreage with Residence, 2 Storey, Side by Side
Status	Active

Community Information

Address	3421 85 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3V7

Amenities

Parking Spaces	16
Parking	Quad or More Attached, Quad or More Detached
# of Garages	8

Interior

Interior Features	No Smoking Home, Open Floorplan, Recreation Facilities, Storage
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Tankless Water Heater, Washer, Window Coverings, Warming Drawer, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas, High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Walk-Out
Fireplace	Yes

of Fireplaces 5
Fireplaces Gas, Living Room, Wood Burning, Bedroom, Den, Double Sided, Family Room, Library, Outside, Recreation Room

Exterior

Exterior Features Fire Pit, Lighting, Private Entrance, Private Yard, Built-in Barbecue, Garden, Storage
Lot Description Back Yard, Front Yard, Landscaped, Private, Views, Underground Sprinklers
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 2nd, 2021
Days on Market 94
Zoning DC (pre 1P2007)

Listing Details

Listing Office Courtesy Of ROYAL LEPAGE BENCHMARK

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