

# \$450,000 - 3650 85 Street Sw, Calgary

MLS® #A2207416

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

Springbank Hill, Calgary, Alberta

Welcome to this exclusive opportunity in the spectacular community of Springbank Hill where you can build your luxury estate dream home on an almost 5,000 sq. foot lot. With an extremely private and tree lined lot, the possibilities are endless with unobstructed South views and West views of the Rocky Mountains. In addition, utility services are to the lot line. The location is remarkable as you are close to Aspen Landing, Westside Recreation Centre, public transportation, major roadways including the new West Ring Road and some of Calgary's best private schools such as, Webber Academy, Rundle College, and Calgary Academy. Book your private viewing today!

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2207416         |
| Price     | \$450,000        |
| Bathrooms | 0.00             |
| Acres     | 0.11             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3650 85 Street Sw |
| Subdivision | Springbank Hill   |
| City        | Calgary           |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 4C4 |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | None   |
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Cul-De-Sac, Irregular Lot, Treed, Gentle Sloping |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 24               |
| Zoning         | R-G              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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