

# \$2,750,000 - 2758 85 Street Sw, Calgary

MLS® #A2235378

**\$2,750,000**

5 Bedroom, 4.00 Bathroom, 1,960 sqft  
Residential on 3.14 Acres

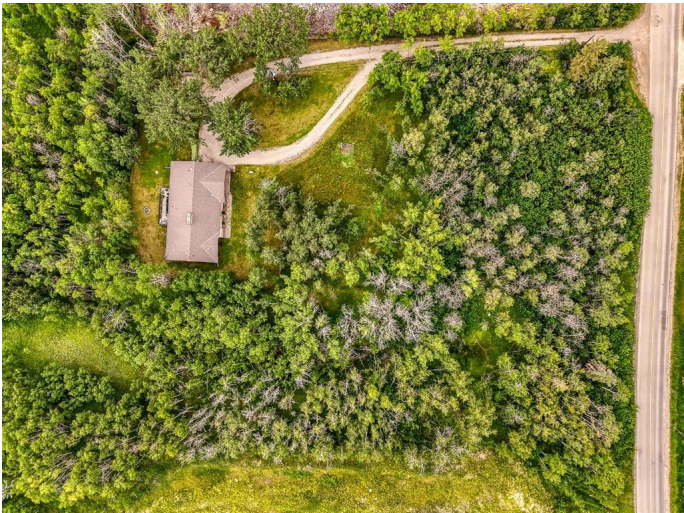
Springbank Hill, Calgary, Alberta

Attention developers and investors! 3.14 developable acres, presents a prime opportunity for development, conveniently located close to the new ring road, Aspen Shopping Centre, private, and public schools. Whether you're considering building luxurious dream homes from the ground up or revitalizing the existing residence, this property offers endless possibilities. With abundant land at your disposal, you have the flexibility to realize your vision for an ideal living space or embark on a lucrative development project. Contact us today to explore the myriad possibilities that await you on this versatile parcel of land.

Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235378    |
| Price          | \$2,750,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,960       |
| Acres          | 3.14        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |                                  |
|--------|----------------------------------|
| Style  | Acreage with Residence, Bungalow |
| Status | Active                           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2758 85 Street Sw |
| Subdivision | Springbank Hill   |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3H 4C4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                          |
| Appliances        | Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 2                                                                                                        |
| Fireplaces        | Wood Burning, Pellet Stove                                                                               |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                                        |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Private, Rectangular Lot, See Remarks, Treed |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Brick, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 119            |

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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