

# \$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	25
Zoning	R-G

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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