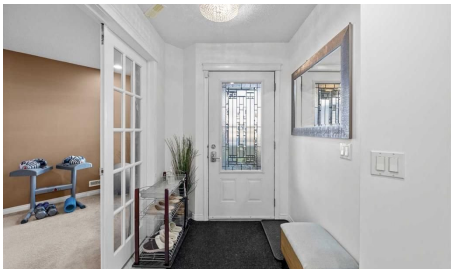
203 St Moritz Drive SW

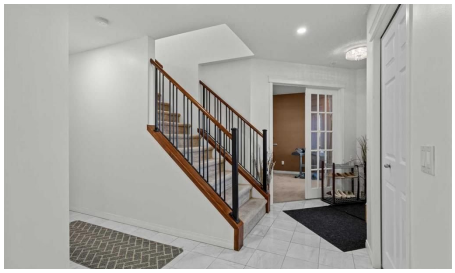
Calgary | Active | MLS® A2352842

$930,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2006**	**1,909.92 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

Welcome to 203 St Moritz Drive SW, a beautifully designed two-storey home in the sought-after community of Montreux in Springbank Hill, offering over 2,800 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, a fully finished walkout basement, and a private southwest-facing backyard surrounded by mature trees. The thoughtfully designed main floor features 9-foot ceilings, laminate flooring, and a bright open-concept living area with a cozy gas fireplace and large windows that fill the space with natural light. The kitchen offers tall maple cabinetry, a slate backsplash, a centre island with breakfast bar seating, and a corner pantry. An adjoining breakfast nook provides direct access to the rear deck, while a separate formal dining room is perfect for family gatherings and entertaining. Main-floor laundry and a powder room add everyday convenience. Upstairs, the spacious primary retreat features a walk-in closet and a private 4-piece ensuite with a jetted soaker tub and separate shower. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed walkout basement offers exceptional flexibility, currently utilized by the owners for a home-based business. This versatile space features an expansive recreation area with a second gas fireplace, a fourth bedroom, and a 3-piece bathroom, making it ideal for a home office, creative studio, entertainment space, or guest retreat. Outside, the southwest-facing backyard is a true highlight, featuring an abundance of mature trees that create a beautiful natural privacy screen. Enjoy sunny afternoons and relaxing evenings on the deck overlooking the landscaped and fully fenced yard. Additional features include built-in speakers, water softener, water filtration system, newer hot water tank (2024), and attached double garage equipped with a 220V, 40-amp electrical outlet for EV charging. Ideally located in Calgary's desirable west end, this home offers convenient access to schools, parks, walking and biking pathways, shopping, and major roadways, with easy connections to downtown Calgary and the Rocky Mountains. A wonderful opportunity to enjoy spacious living, exceptional privacy, and a versatile floor plan in an established southwest community. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352842
Bedrooms	4
Bathrooms	4
Year Built	2006
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,909.92 sq. ft.
Main Level Finished Area:	995.2 sq. ft.
Upper Level Finished Area:	914.71 sq. ft.
Below Grade Finished Area:	948.52 sq. ft.
Acreage:	No
Lot Area:	4,510 sq. ft.
Lot Frontage:	37'11 7/8 "
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0513362
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Springbank Hill
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 19'1" × 16'4" ·
Main Floor	Dining Room · 15'3" × 11'8" ·
Main Floor	Kitchen · 16'4" × 7'10" ·
Main Floor	Breakfast Nook · 8'11" × 6' ·
Main Floor	Laundry · 9' × 7'7" ·
Upper Level	Bedroom - Primary · 16'8" × 11'5" ·
Upper Level	Walk-In Closet · 8' × 6'2" ·

Upper Level	Bedroom · 11'8" × 11'4" ·
Upper Level	Bedroom · 11'1" × 10'10" ·
Lower Level	Game Room · 25'9" × 21'8" ·
Lower Level	Bedroom · 15'3" × 11'1" ·
Lower Level	Furnace/Utility Room · 7'8" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	French Door, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-st-moritz-drive-sw-calgary-a2352842/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.