3642 85 Street SW

Calgary | Active | MLS® A2351097

$2,500,000









Bedrooms	Bathrooms	Year Built	Living area
7	**7**	**2026**	**4,008.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

OPEN HOUSE: Sunday, November 22, 12-2 PM. Engineered for generations and finished for the most discerning buyer, 3642 85 Street SW is a custom two-storey walkout in Springbank Hill, Calgary, offering 4,008 sq ft above grade (RMS) plus a fully developed 1,899 sq ft walkout lower level - nearly 5,900 sq ft of developed living space with 7 bedrooms, 5 full and 2 half bathrooms, a dedicated home office, home gym, media room and bonus room, and three full kitchens plus a spice kitchen, minutes to Aspen Landing, top-ranked schools, Westside Rec Centre and the mountains. A dramatic open-to-above foyer makes a soaring first impression, while 10-foot ceilings and 8-foot solid wood doors set the tone across the main floor, where the great room gathers around a sleek linear gas fireplace and wide-plank hardwood flows into a formal dining area and a 25-foot chef's kitchen appointed with Wolf, Bosch and KitchenAid appliances, smart sinks and a fully equipped spice kitchen tucked behind; a main-floor guest bedroom beside a full 3pc bath, a 2pc powder room and a large mudroom off the attached double garage - finished in durable epoxy, with an exposed aggregate driveway out front - complete the level. Upstairs, the open primary retreat features a 5pc spa ensuite with freestanding soaker tub, dual vanities and a walk-in closet; two additional bedrooms share a 4pc bath beside the sunlit bonus room and full laundry; and a private in-law wing delivers what multi-generational buyers search for - its own full second kitchen, spacious bedroom, 4pc ensuite and balcony. The walkout lower level extends the lifestyle with a third full kitchen, a 461 sq ft rec room with its own linear fireplace, dedicated media room, home gym, two more bedrooms, 4pc and 2pc baths, second laundry and a covered patio opening to the yard. Comfort is built in from the ground up: in-floor heating, a high-efficiency combi boiler delivering heat and hot water on demand, and ICF foundation walls for exceptional warmth, quiet and energy performance - part of a professionally engineered structure that goes well beyond the ordinary, including a piled foundation with grade beams, a W360 structural steel beam carrying the open-concept main floor, West Fraser 2.0E LVL engineered beams, a 14" engineered I-joist floor system built to stiffer-than-standard L/480 deflection, and engineered tall-wall framing behind the dramatic ceiling heights. Springbank Hill luxury, multi-generational flexibility and construction quality written into every stamped drawing - homes of this calibre rarely come to market. Join us at the open house this weekend, or book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351097
Bedrooms	7
Bathrooms	7
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	4,008.94 sq. ft.
Condo Fee:	$.00
Condo Fee Includes:	Amenities of HOA/Condo
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,124 sq. ft.
Lot Frontage:	46'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	12
Year built:	2026 (Age: 0)
Bedrooms:	7 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	7.0 (Full:5, Half:2)
Num Ensuite Baths:	2
Plan:	1811315
Electricity:	200+ Amp Service
Heating:	Forced Air

Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	ICF Block
New Constr.:	Yes
Construction Material:	Composite Siding, Metal Siding, Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Water Supply:	Public
Utilities:	Cable Available, Cable Internet Access, Cable Connected, Electricity Connected
Garage:	Yes
Garage Spaces:	4
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Lower Level, Multiple Locations, Upper Level
HOA Fee:	$100.00
Condo Fee Frequency:	Annually
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill
Amenities:	Other

Appliances:	Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Range, Built-In Refrigerator, Convection Oven, Dishwasher, Double Oven, Dryer, ENERGY STAR Qualified Appliances, Freezer, Gas Cooktop, Gas Oven, Gas Range, Microwave, Oven-Built-In, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	See Remarks
Pets Allowed:	Yes
Main Floor	Great Room · 17'10" × 16'9" ·
Main Floor	Dining Room · 16'8" × 10'1" ·
Main Floor	Kitchen · 25'7" × 10'11" ·
Main Floor	Office · 15'10" × 10'11" ·
Main Floor	Bedroom · 12'10" × 11' ·
Main Floor	Spice Kitchen · 18'3" × 5'10" ·
Main Floor	Foyer · 15'11" × 10'11" ·
Main Floor	Mud Room · 14'1" × 9'7" ·
2nd Floor	Bedroom - Primary · 20'5" × 16'7" ·
2nd Floor	Bedroom · 14'5" × 12'6" ·
2nd Floor	Kitchen With Eating Area · 17' × 11'1" ·
2nd Floor	Bonus Room · 17'5" × 12'10" ·
2nd Floor	Bedroom · 12'11" × 11'4" ·
2nd Floor	Bedroom · 16'9" × 10'6" ·
2nd Floor	Laundry · 13'2" × 6'9" ·
2nd Floor	Walk-In Closet · 11'7" × 6'6" ·
Basement	Game Room · 29'9" × 16'3" ·
Basement	Kitchen With Eating Area · 23'10" × 11'6" ·
Basement	Bedroom · 11'6" × 9'11" ·
Basement	Bedroom · 17' × 11'5" ·

Basement	Media Room · 15'6" × 14'6" ·
Basement	Exercise Room · 14'11" × 12'7" ·
Basement	Furnace/Utility Room · 11'3" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s), WaterSense Fixture(s)
Exterior Features:	Balcony, Lighting, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Enclosed, Patio
Lot Features:	Few Trees, Paved, Private, Secluded, Views, Wooded
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1s
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3642-85-street-sw-calgary-a2351097/

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

Data was last updated November 25, 2026 at 06:05 PM (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 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current

information.