3650 85 Street SW

Calgary | Active | MLS® A2356612

$1,899,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

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A closer look

LOTA Homes presents an exceptional opportunity to build your dream home in the prestigious community of Springbank Hill! Located at 3650 85 Street SW, this vacant residential lot offers a rare opportunity to create a stunning luxury residence on an extremely private, tree-lined property with breathtaking, unobstructed views of the Rocky Mountains. Enjoy the convenience of nearby shopping, schools, parks, and recreational amenities, with easy access to major roadways.

Buyers have the unique opportunity to work with an established builder to bring this exceptional home to life. With an approved building permit (BP) already in place, the proposed residence offers 2,776 sq. ft. of above-grade living space across three floors, plus a 728 sq. ft. basement.

The thoughtfully designed main floor features a spacious living and dining area, office, and a luxurious kitchen complemented by a fully equipped spice kitchen, providing the perfect combination of elegance and functionality. The second floor boasts a luxurious primary suite and three additional spacious bedrooms, offering comfort and privacy for the entire family. The third floor features a spacious bonus room, ideal for entertainment, relaxation, or a private family retreat.

The basement includes a proposed separate one-bedroom legal suite with its own private entrance, providing additional living space and potential rental income, subject to applicable approvals.

This is an outstanding opportunity to build a custom luxury home in one of Calgary's most desirable communities, while saving valuable time and effort on architectural design and building permit approvals. With the approved plans and an established builder available, buyers can move one step closer to bringing their dream home to reality.

DISCLAIMER: INFORMATION HEREIN IS DEEMED RELIABLE BUT NOT GUARANTEED. All measurements and property information are deemed reliable but are not guaranteed. Buyers and their representatives are responsible for independently verifying all measurements, lot boundaries, land areas, and other property details before completing a purchase. The uploaded architectural rendering is for illustrative purposes only and represents the proposed development. The final building design, features, materials, and finishes may differ from those depicted in the rendering.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2356612
Property Type:	Land
Property Sub Type:	Residential Land

Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Condo Fee:	$30.00
Condo Fee Includes:	Common Area Maintenance, Snow Removal
Lot Area:	6,759 sq. ft.
Bathrooms:	- (Full:-, Half:-)
Plan:	2510535
Ensuite:	No
Garage:	No
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Springbank Hill
Community:	Springbank Hill
Amenities:	None
Inclusions:	None
Restrictions:	Development Restriction, See Remarks
Title to Land:	Fee Simple
Exterior Features:	None
Num. of Parcels:	0
Outbuildings:	None
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1s
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3650-85-street-sw-calgary-a2356612/

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