63 Cortina Villas SW

Calgary | Active | MLS® A2354228

$864,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2012**	**1,284.25 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

BUNGALOW-STYLE VILLA IN EXCLUSIVE CORTINA VILLAS! Offering a total of 4 bedrooms, 2.5 bathrooms, and versatile living space across two fully developed levels, this Springbank Hill villa combines the convenience of main-floor living with plenty of room to host family, guests, and allow for recreation and hobbies. A spacious front foyer welcomes you to the open-concept main floor featuring soaring vaulted ceilings and solid hardwood flooring throughout. The kitchen features a central island with granite countertops and breakfast bar seating, a tiled backsplash, stainless steel appliances including a gas stove, built-in wall oven, and French-door refrigerator, plus generous cabinetry and counter space. Open to the adjoining living areas, this layout keeps the kitchen connected to everyday living as well as is ideal for entertaining. A massive skylight is a standout feature of the formal dining area, drawing natural light into the space and highlighting the vaulted ceiling above, while the adjacent living room offers a gas fireplace with a stone surround and direct access to the rear patio and outdoor space. Complete with a BBQ gas line, this patio extends the living space outdoors for summer dining and entertaining. The primary bedroom is conveniently located on the main floor and features a walk-in closet and spacious 5-pc ensuite with dual sinks, quartz countertops, a drop-in soaker tub, and a fully tiled shower. A second bedroom provides flexibility for guests or a home office, while a nearby mudroom with built-in storage connects to the double attached garage. Downstairs, the fully developed basement adds substantial additional living space, with a huge recreation room offering room for a media area, games, fitness equipment, or a secondary lounge. Two sizeable bedrooms provide additional accommodation, while a full bathroom features a stand-up shower and extended vanity with quartz countertops. A separate tiled laundry room includes a side-by-side washer and dryer, folding counter, sink, and shelving for laundry supplies and household storage. Central A/C adds comfort during Calgary’s warmer months. Located in the exclusive Cortina Villas in Springbank Hill, this home offers a quiet West-side setting with convenient access to shopping, restaurants, and everyday services along 85th Street and in Aspen Landing, as well as nearby schools and recreation including the West Side Rec Centre. Golf enthusiasts will appreciate the proximity to a number of excellent courses including Pinebrook Golf & Country Club and Elbow Springs Golf Club, while Stoney Trail provides convenient connections across the city, and the Rocky Mountains are just a short drive away. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING A VIRTUAL TOUR*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354228
Bedrooms	4
Bathrooms	3
Year Built	2012
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow-Villa
Total Living Area:	1,284.25 sq. ft.
Below Grade Finished Area:	1,116.99 sq. ft.
Condo Fee:	$379.44
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Parking, Professional Management, Snow Removal, Trash
Lot Area:	4,122 sq. ft.
Lot Frontage:	37'11"
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1213122

Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill
Amenities:	None
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None

Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 12'7" × 12'4" ·
Main Floor	Kitchen · 19'1" × 9'3" ·
Main Floor	Bedroom - Primary · 13'11" × 11'10" ·
Main Floor	Bedroom · 10'2" × 9'3" ·
Basement	Bedroom · 11'3" × 9'8" ·
Basement	Bedroom · 10'3" × 10'2" ·
Basement	Family Room · 17'7" × 13'8" ·
Basement	Game Room · 16'8" × 14'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Treed
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-cortina-villas-sw-calgary-a2354228/

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