91 St Moritz Terrace SW

Calgary | Active | MLS® A2338792

$930,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2006**	**2,071 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

LOCATION ALERT!!!! Steps to Aspen Landing, central to the Westside - a GREAT location… a rear yard buried in trees, a deck that captures the afternoon/evening sun - WARM & BRIGHT - and no neighbours behind, This home represents exceptional value with 3+1 bedroom, 3.5 baths, a 2 storey with a fully finished basement AND… 2999 sq ft of living space over three levels, perched on the hill, offering peaceful “Big Sky” views and stargazing nights - NICE!! On the main you will find 9’ ceilings and gleaming maple hardwoods in excellent condition. The Great Room in back sits under an 18 foot vaulted ceiling (open to above) with generous window treatments harnessing the grove of aspen in back - CALM & PEACEFUL. The kitchen enjoys s/s appliances and a center island breakfast bar, corner pantry and a bright open dining space leading to the deck with a view. There is also a proper Den/Office on the main. Upstairs you will love the oversized master with 5pc en suite and double vanity incl corner soaker and separate shower. The two additional beds are well-sized and share a 4pc bath. The lower level has been fully finished and shows FANTASTIC! Here you will find a large rec room with wet bar featuring granite counters and two bar/wine fridges. There is a 4th bedroom and beautiful 4pc bath as well, your guests will love.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338792
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:	2,071 sq. ft.
Main Level Finished Area:	1,065 sq. ft.

Upper Level Finished Area:	1,006 sq. ft.
Below Grade Finished Area:	928 sq. ft.
Acreage:	No
Lot Area:	5,543 sq. ft.
Lot Frontage:	35'11 7/8 "
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
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:	0414551
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Springbank Hill
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Inclusions:	2nd wine refrigerator
Restrictions:	None Known
Main Floor	Living Room · 15'5" × 14' ·
Main Floor	Kitchen · 12'1" × 11'6" ·
Main Floor	Dining Room · 12'11" × 10'2" ·
Main Floor	Den · 11'5" × 10'9" ·
Main Floor	Laundry · 11'3" × 5'2" ·
Upper Level	Bedroom - Primary · 14'4" × 13'3" ·
Upper Level	Bedroom · 11'1" × 9'6" ·
Upper Level	Bedroom · 10'11" × 10'5" ·
Upper Level	Library · 6'2" × 4'7" ·
Lower Level	Game Room · 17'6" × 13'4" ·
Lower Level	Bedroom · 13' × 11'1" ·
Lower Level	Flex Space · 11'9" × 10'6" ·

Lower Level	Furnace/Utility Room · 10'10" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Wet Bar
Exterior Features:	Playground
Patio And Porch Features:	Deck, Wrap Around
Lot Features:	Many Trees, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Aug 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/91-st-moritz-terrace-sw-calgary-a2338792/

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.