

\$1,149,900 - 23 Cortina Way Sw, Calgary

MLS® #A2243510

\$1,149,900

4 Bedroom, 3.00 Bathroom, 2,333 sqft

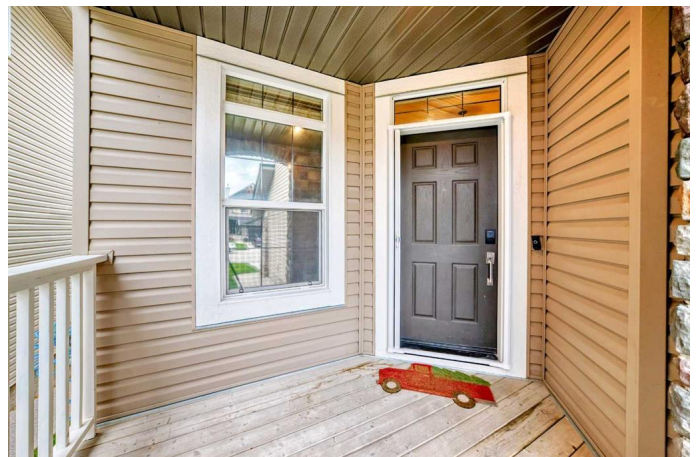
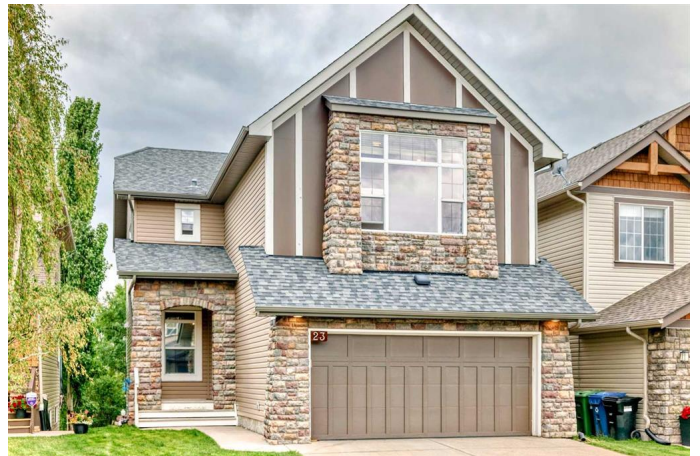
Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Welcome to your dream homeâ€”where comfort, beauty, and nature come together in perfect harmony.

Nestled on a picturesque walkout lot, this exceptional residence invites you to enjoy peaceful mornings and golden sunsets from the comfort of your own backyard oasis. Imagine basking in the warmth of a south-facing exposure while taking in the tranquility of your private, protected "woods"â€”it's like living in your very own treehouse retreat.

Inside, every detail has been thoughtfully designed to elevate your living experience. Over \$65,000 upgrades in recent years. Stay cool during the summer with central air conditioning (2024), cozy up in the inviting family room with a charming gas fireplaceâ€”perfect for those crisp winter evenings. The newly renovated kitchen is a chefâ€™s delight, new large island and double sink, featuring a stunning quartzite countertop, freshly painted cabinets, updated hardware, custom pot drawers, and a brand-new professional-grade hood fan (2025). Step outside onto the updated south-facing Dura deckâ€”an ideal spot to soak in the sun, watch birds and squirrels play, or simply relax with a cup of coffee as nature surrounds you. When itâ€™s time to unwind, retreat to the spacious primary suite. Enjoy the serene views and indulge in the luxurious 5-piece ensuite, complete with a soaker tub, walk-in closet, and a beautifully remodeled walk-in shower.



Upstairs, a large bonus room with soaring vaulted ceilings offers the perfect space for a home theater, playroom, or creative studio. Downstairs, the fully finished walkout basement welcomes you with calming forest views, space to relax on a swing, and an additional bedroom with its own private 3-piece bath—ideal for guests or a growing family. Located in one of Calgary’s most desirable neighborhoods, you'll be surrounded by convenience and community. You're just moments away from Westhills Shopping Centre, the C-Train station for effortless commuting, top-rated schools, Westside Recreation Centre, and even the majestic Rocky Mountains. Don’t miss this rare opportunity to make this stunning property your forever home. Come and experience the perfect balance of nature, comfort, and modern living—this is where your next chapter begins. Recent upgrades include: Custom mudroom built-ins and Master walk-in closet install (2023), Tankless Hot Water (2022), Radon mitigation Install (2021), Water Softener (2020)

Built in 2006

Essential Information

MLS® #	A2243510
Price	\$1,149,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,333
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 23 Cortina Way Sw
Subdivision Springbank Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H 0B7

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters, Tankless Hot Water, Wired for Data
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Window Coverings, Humidifier, Tankless Water Heater, Water Softener
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line
Lot Description Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Views, Sloped Down
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025

Days on Market	1
Zoning	DC

Listing Details

Listing Office	Grand Realty
----------------	--------------

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