

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

MLS® #A2243510

\$1,149,900

4 Bedroom, 4.00 Bathroom, 2,333 sqft

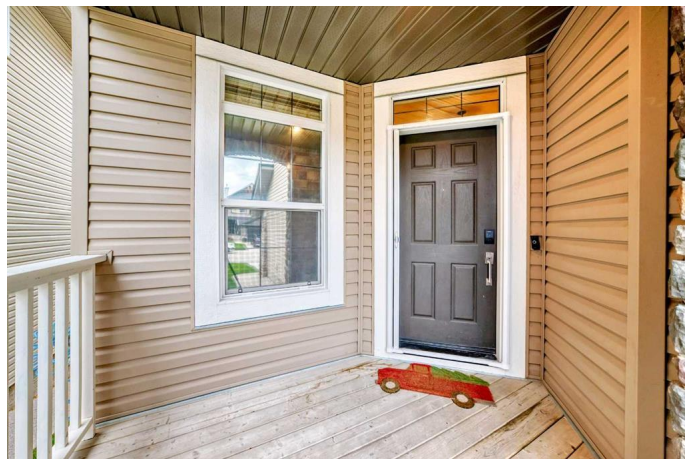
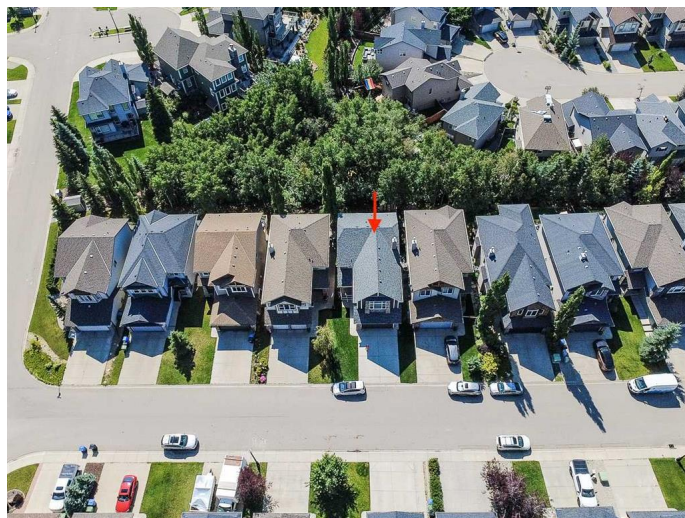
Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

Welcome to your dream home—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"—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 fireplace—perfect for those crisp winter evenings. The newly renovated kitchen is a chef'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 deck—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 it'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. Short walk to Calgary Academy and Webber Academy. 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.

Other 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	4.00
Full Baths	3
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, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Water Softener, Window Coverings, Humidifier, Tankless Water Heater
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, Many Trees, 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	15
Zoning	DC

Listing Details

Listing Office Grand Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.