

\$649,000 - 91 Spring Willow Close Sw, Calgary

MLS® #A2209408

\$649,000

3 Bedroom, 3.00 Bathroom, 1,613 sqft

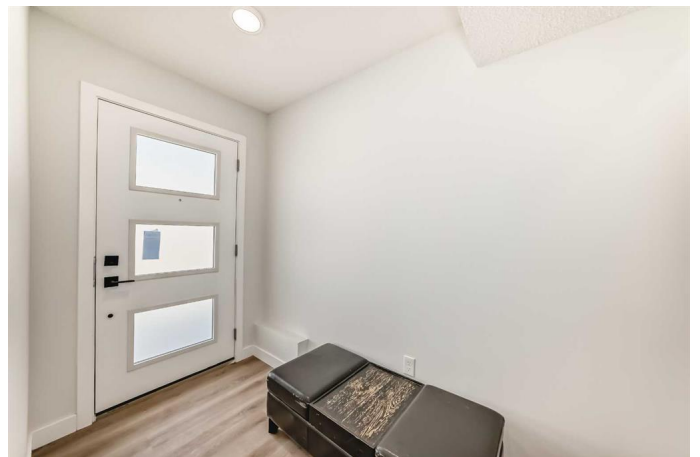
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Upgraded, Air-Conditioned Townhome | 3 Bed + 2.5 Bath + Den | Attached Garage | 1612 sqft
Welcome to this like-new, beautifully upgraded townhome in the prestigious community of Springbank Hill. Featuring central air conditioning, luxury vinyl plank flooring throughout, and a thoughtfully designed open-concept layout, this home offers style, functionality, and comfort in one of Calgary's most sought-after neighborhoods.

The main floor a modern chef's kitchen with quartz countertops, stainless steel appliances, gas cooktop, chimney hood fan, and a spacious living and dining area perfect for entertaining. Step out onto your south-facing balcony complete with a gas BBQ line—ideal for relaxing or hosting outdoors. Upstairs, you'll find two generous bedrooms and a Den, including a primary suite with a walk-in closet and a private 3-piece ensuite. A second full bathroom, an additional bedroom (perfect for guests or a home office), convenient upper-floor laundry, and extra storage complete this level.

The entry level features a versatile flex space or guest bedroom, a welcoming mudroom, and access to the insulated attached garage. Located in a top-ranked school district, this townhome is surrounded by natural walking paths, green spaces, and scenic trails. You're just minutes from Aspen Landing, Westside Recreation Centre, LRT stations, and major



roadways including Stoney Trail ensuring quick access to downtown and weekend mountain getaways.

This home still carries the Alberta New Home Warranty. Whether you're looking for your first home, downsizing, or investing in a prime location this townhome has it all.

Don't miss out book your private showing today!

Built in 2023

Essential Information

MLS® #	A2209408
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,613
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	91 Spring Willow Close Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3V8

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Single Garage Attached

of Garages 1

Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters
Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Basement None

Exterior

Exterior Features Balcony, Courtyard
Lot Description Back Lane, Backs on to Park/Green Space
Roof Asphalt Shingle
Construction Brick, Composite Siding, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2025
Days on Market 21
Zoning R-2M

Listing Details

Listing Office First Place 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.