

# \$718,000 - 83 Spring Willow Close Sw, Calgary

MLS® #A2199758

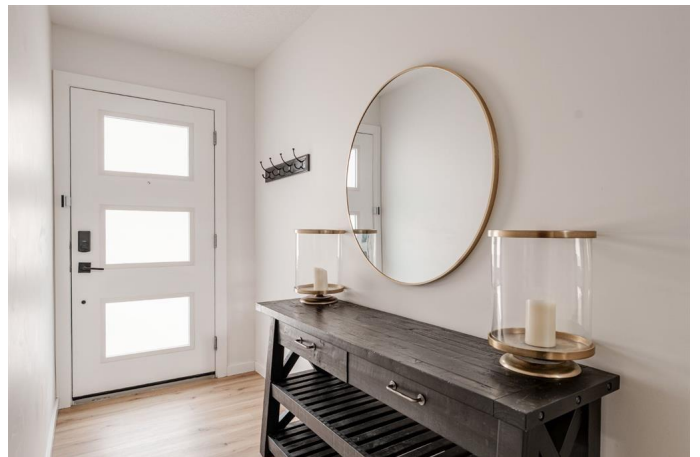
**\$718,000**

4 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

QUIET, WARM, BRIGHT, INVITING this is a space you will long for at the end of your busy day. This end unit townhome with an abundance of windows and a south/southwest exposure offers 1721 sq ft of living space over three levels, is just two years young and.... SHOWS LIKE NEW! The highlights are endlessâ€”9â€™™ ceilings on the main, a designer lighting package, quartz counters throughout, automated blinds on the main, Central A/C, a 100 sq ft composite deck off the main, an aggregate patio at the entrance, an oversized garage for additional storage, a parking pad for your guests â€” FANTASTIC! The Wildflower, a Homes by Avi development at Spring Willow â€” WONDERFUL! This is a growing community, in an ideal location on Calgaryâ€™™s Westside, a short walk to Aspen Landing, great schools, both private & public, access west to the mountains and multiple routes to downtown, it all feels so close. On arrival you will love the lower level developmentâ€”a Guest bedroom/Den/Home office/Fitness spaceâ€”make it what you want to suit your needs. Leading to the main level you will find a broad, open spaceâ€”BATHED IN THE WARMTH OF THE SUN. This being an end unit with an abundance of windows offering a south/southwest exposure it glows â€” INVITING! The living room easily accommodates a large sectional, the kitchen features a waterfall quartz island/breakfast bar, with gorgeous pendants above and all of this open to your dining space, leading to the



composite balcony/deck. Upstairs, the primary suite enjoys the same WARM & BRIGHT southwest exposure, a full en suite and walk-in closet. There are two additional beds up, a full bath and laundry. This home has been maintained like new and is available for a quick possession, should you choose.

Built in 2021

### Essential Information

MLS® #	A2199758
Price	\$718,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,721
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	83 Spring Willow Close Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Insulated, Oversized, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
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	March 5th, 2025
Days on Market	45
Zoning	R-2M

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.