

# \$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

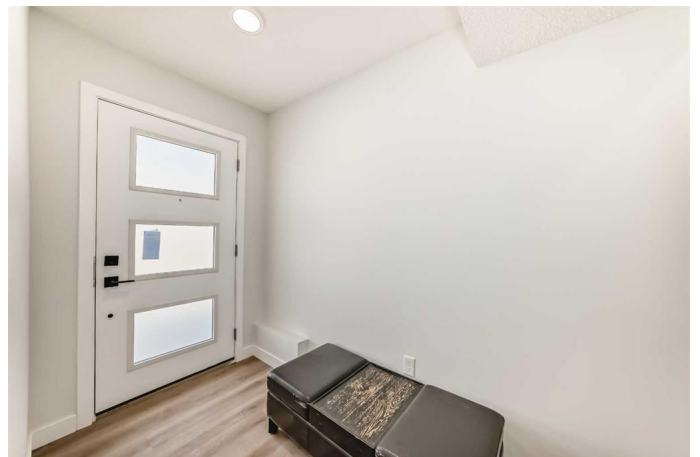
Springbank Hill, Calgary, Alberta

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 features 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 Trailâ€”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 locationâ€”this townhome has it all.

Don't miss outâ€”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

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