

# \$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 endless! 9' 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 - FANTASTIC! The Wildflower, a Homes by Avi development at Spring Willow - WONDERFUL! This is a growing community, in an ideal location on Calgary'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 development! a Guest bedroom/Den/Home office/Fitness space! make it what you want to suit your needs. Leading to the main level you will find a broad, open space! BATHED IN THE WARMTH OF THE SUN. This being an end unit with an abundance of windows offering a south/southwest exposure it glows - 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 | 55              |
| Zoning         | R-2M            |

## Listing Details

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

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