

\$675,000 - 70 Spring Willow Close Sw, Calgary

MLS® #A2194083

\$675,000

3 Bedroom, 3.00 Bathroom, 1,473 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this stunning end-unit, 3 Bed, 2.5 Bath townhome in Springbank Hill, where 1,473 sq.ft. of modern design meets everyday convenience. Imagine starting your morning with coffee on your sun-drenched southwest-facing balcony, overlooking a peaceful green space and stormwater pond. The open-concept main floor is perfect for hosting, with a spacious living and dining area separated by a sleek center island with quartz countertops. The chef's kitchen boasts upgraded stainless steel appliances (gas stovetop, built-in microwave hood fan, French door fridge, dishwasher) and stylish matte black finishes found throughout the home. Upstairs, the primary suite is complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms provide flexibility—use one as a cozy guest room and the other as a home office or nursery. A second 4-piece bathroom and laundry complete the level. The double tandem garage offers space for two vehicles or a home gym/workshop, equipped with a 220V/30A outlet for EV charging or power tools. Plus, an additional driveway parking spot means there's room for a third vehicle. Built in 2023 and meticulously maintained, this home also features LVP flooring, A/C rough-in, and quick access to walking trails, nature, and top amenities such as Aspen Landing, Westhills Shopping Centre, Westside Rec Centre, and the 69th Street LRT Station. Plus, it's close to Calgary's top schools, including



Griffith Woods School, Guardian Angel School, Ernest Manning High School, Rundle College, and Webber Academy.

Picture yourself living here—contact us or your preferred REALTOR® to book your private showing today!

Built in 2023

Essential Information

MLS® #	A2194083
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	70 Spring Willow Close Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6E8

Amenities

Amenities	Trash, Snow Removal
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Heated Garage, Tandem
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Gas Stove, Oven
Heating	Forced Air
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Days on Market	27
Zoning	R-2M

Listing Details

Listing Office	Real Broker
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