# \$1,550,000 - 3b Willow Crescent Sw, Calgary

MLS® #A2225473

## \$1,550,000

3 Bedroom, 4.00 Bathroom, 2,527 sqft Residential on 0.10 Acres

Spruce Cliff, Calgary, Alberta

There are homes that blend inâ€"and homes that stand apart. 3B Willow Crescent is the latter. Nestled behind a towering 70-year-old larch and facing a sea of uninterrupted green across Poplar Park, this is a rare offering: a modern architectural home with beautiful views.

Set within The Larchesâ€"an exclusive collection of four homes crafted by Davignon Martin Architectureâ€"this residence reflects a philosophy of longevity, adaptability, and integrity. Every detail was imagined not just for now, but for 50 years from now. A home meant to evolve gracefully with time, without the need for reinvention.

Step through a discreet concrete entry framed by natural grasses and shrubs and into a space where simplicity reigns and intention is everywhere. Picture windows frame the park like art. Custom oak railings echo the trees outside. Every material was chosen not for trend, but for durability, tactility, and beauty.

At the heart of the home, a chef's kitchen blends Italian ceramics, locally made custom cabinetry, and hardworking details like a walk-in pantry designed to function as a second prep space. Hansgrohe fixtures, Blanco sinks, Café + LG Studio appliancesâ€"each element is chosen for a life well-lived, not just well-staged.







The three-bedroom layout is anchored by a primary suite that feels more like a boutique hotel. A freestanding tub, double rainfall shower, heated floors, towel warmer, and a California Closet wardrobe create a spa-like escape. Each secondary bedroom features its own ensuite, ensuring privacy and ease for family or guests.

A tucked-away flex lounge, smartly placed laundry with a beverage fridge, and a sun-filled backyard ready for summer living. The double garage is insulated and private, accessed from the rear lane with ample room for storage.

And below it all? A fully roughed-in basement with in-floor heating, smart mechanicals, and the flexibility to finish exactly how you want. Whether it's a guest suite, gym, studio, or family living space, this home invites reinvention without reconstruction.

Beyond the walls, you're steps from the Bow River pathway, off-leash areas, and just 10 minutes from the downtown core. Easy access to the Rockies makes weekend getaways effortless.

3B Willow Crescent isn't just a place to live. It's a place to stay. A rare inner-city home built for now, for later, and for whatever comes next.

Built in 2023

#### **Essential Information**

MLS® # A2225473 Price \$1,550,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,527
Acres 0.10
Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 3b Willow Crescent Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code T3C 3B8

### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Faces Rear, Insulated

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet

Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot

Water, Walk-In Closet(s), No Animal Home

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Range Hood,

Refrigerator, Washer, Wine Refrigerator, Electric Range

Heating In Floor, Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting,

Treed, Underground Sprinklers, Views, Pie Shaped Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Metal Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 156

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Masters

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