

\$1,795,000 - 3a Willow Crescent Sw, Calgary

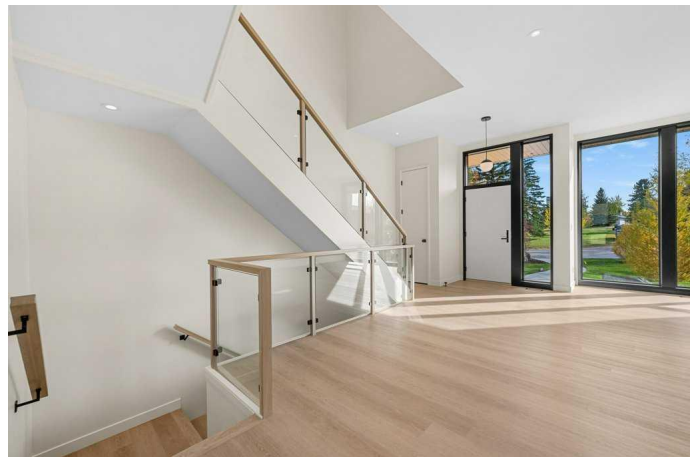
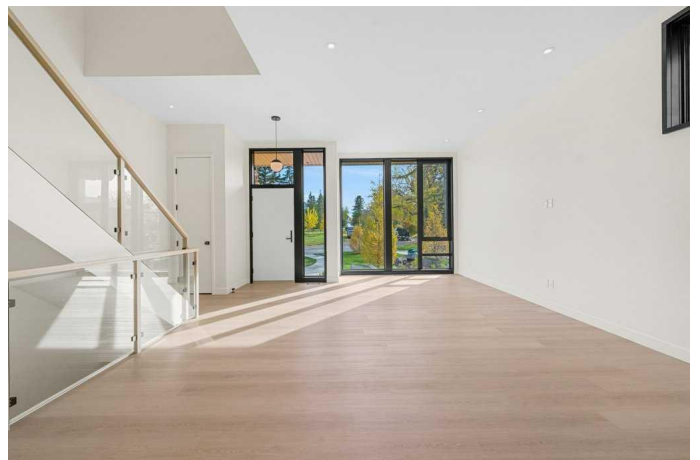
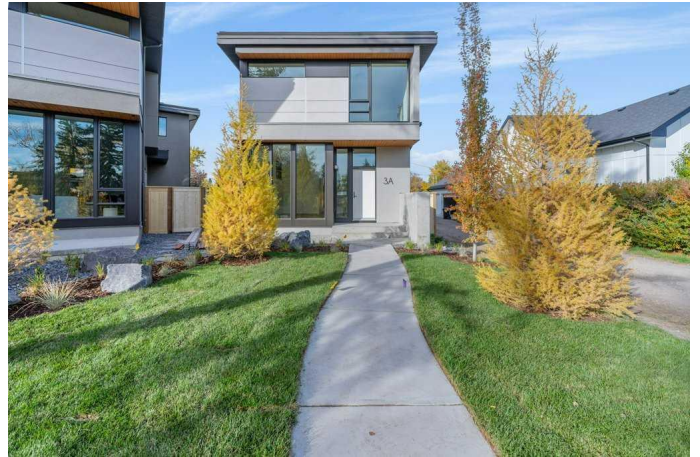
MLS® #A2188311

\$1,795,000

3 Bedroom, 4.00 Bathroom, 2,558 sqft
Residential on 0.10 Acres

Spruce Cliff, Calgary, Alberta

Nestled on the eastern side of the property, 3A presents a bright, open-concept layout that seamlessly flows into a private outdoor backyard perfect for entertaining. As you step onto the front lawn, your gaze extends beneath the branches of a majestic 70-year-old larch tree, offering views that sweep across Poplar Park and into a peaceful school field. This serene, tree-lined backdrop was the inspiration for Davignon Martin's thoughtful approach to this mid-century lot. Renowned architect Richard Davignon, recipient of the prestigious American Institute of Architects Award of Excellence, has crafted every element with care and precision. The home boasts three generously sized bedrooms, each with its own ensuite bathroom, ensuring both comfort and privacy. The primary ensuite is a true retreat, featuring a luxurious soaker tub, a spacious double shower, and an expansive walk-in closet for ample storage. At the heart of the home lies a custom-designed kitchen, perfectly suited for the contemporary homeowner. Large windows frame stunning park views, while handmade oak railings gracefully complement the almond-hued floors. Clever built-in storage solutions, including a central pantry and mudroom, contribute to the home's sense of openness and clutter-free living. The backyard offers plenty of space for bocce or family barbecues—an uncommon feature in homes of this style. To truly appreciate the exquisite architectural



details and craftsmanship that make this home unique, a personal visit is a must.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2188311 |
| Price | \$1,795,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,558 |
| Acres | 0.10 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3a Willow Crescent Sw |
| Subdivision | Spruce Cliff |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 3B8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island |
| Appliances | Bar Fridge, Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In |
| Fireplace | Yes |

| | |
|-----------------|------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas, Family Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Private Entrance |
| Lot Description | Back Lane, Back Yard, Irregular Lot, Street Lighting, Pie Shaped Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Wood Frame, Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 16th, 2025 |
| Days on Market | 79 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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