35 7825 Spring Willow Drive SW

Calgary | Active | MLS® A2354870

$799,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2020**	**1,690.9 sq. ft.**

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Listed by Charles

A closer look

Welcome to Spring Willow. Set within the highly desirable Spring Willow community of Springbank Hill, this elegant Arcola townhome by Truman offers a rare opportunity to own in one of the area's most sought-after developments. With residences here rarely becoming available, this is a special offering for those seeking refined design, low-maintenance living and an exceptional west-side location. Designed for a seamless lock-and-leave lifestyle, the home combines timeless maintenance-free exterior architecture with thoughtfully appointed interiors. Arcola's residences are clad in classic brick and James Hardie siding, complemented by professionally designed, irrigated landscaping throughout the community. Inside, the main floor is bright and inviting with 9-foot ceilings, high-performance energy-efficient windows, integrated recessed LED lighting and wide-plank laminate flooring with acoustic underlay. The elegant kitchen features floor-to-ceiling cabinetry with soft-close hardware and integrated storage and refrigerator, large island, polished quartz countertops, an under-mount sink and stainless steel appliances. A conveniently located powder room completes the main level. Upstairs, three well-appointed bedrooms provide comfortable private quarters, complemented by luxury vinyl plank flooring throughout. The primary bedroom enjoys a peaceful outlook toward the surrounding trees, while the private balcony offers a wonderful place to enjoy the wooded setting and fresh air. The ensuite bathroom provides a relaxing atmosphere with soaker tub, dual sinks and glass enclosed shower. Completing the upper floor is another full bathroom, 2 additional spacious bedrooms with walk-in closets and laundry room. The fully developed lower level adds exceptional flexibility with a spacious recreation room, fourth bedroom and full bathroom, ideal for guests, a home office, media space or additional family living. Beyond the home itself, Spring Willow offers an enviable lifestyle surrounded by some of Calgary's most sought-after west-side amenities. Enjoy easy access to the LRT, Westside Recreation Centre, Aspen Landing's shopping and restaurants, prestigious private schools and major routes including Stoney Trail. For those who love the outdoors, the Rocky Mountains are just a short drive away. Beautifully designed, exceptionally maintained and wonderfully easy to lock and leave, this is an increasingly rare opportunity to become part of Spring Willow... where sophisticated townhome living meets the best of Springbank Hill.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354870
Bedrooms	4
Bathrooms	4
Year Built	2020
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,690.9 sq. ft.
Main Level Finished Area:	760.6 sq. ft.
Upper Level Finished Area:	930.3 sq. ft.
Below Grade Finished Area:	760.2 sq. ft.
Condo Fee:	$419.30
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Acreage:	No
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2020 (Age: 6)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2111227

Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
Builder:	Truman Homes
New Constr.:	No
Construction Material:	Brick, Composite Siding, Metal Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill
Amenities:	Park, Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None

Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Kitchen · 13'6" × 10' ·
Main Floor	Living Room · 17'4" × 12'4" ·
Main Floor	Dining Room · 12'11" × 8'3" ·
Main Floor	Foyer · 15'6" × 6'3" ·
Upper Level	Bedroom - Primary · 13'9" × 12' ·
Upper Level	Walk-In Closet · 9'1" × 7'1" ·
Upper Level	Bedroom · 11'4" × 10' ·
Upper Level	Walk-In Closet · 5'6" × 4'4" ·
Upper Level	Bedroom · 11' × 10' ·
Upper Level	Walk-In Closet · 5'3" × 4'6" ·
Upper Level	Laundry · 5'9" × 5'3" ·
Lower Level	Family Room · 18'3" × 13' ·
Lower Level	Den · 9'6" × 5'11" ·
Lower Level	Bedroom · 13' × 12' ·
Lower Level	Furnace/Utility Room · 8'6" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Other, Rain Gutters
Patio And Porch Features:	Balcony(s), Enclosed, See Remarks
Lot Features:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Secluded, See Remarks, Street Lighting, Treed

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-G
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-7825-spring-willow-drive-sw-calgary-a2354870/

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