35 7825 Spring Willow Drive SW

Calgary | Active | MLS® A2360701

$799,900









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

Your next move starts with a conversation.

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Listed by Charles

A closer look

Tucked into the highly sought-after Spring Willow community of Springbank Hill, this beautifully appointed Arcola townhome by Truman is a rare opportunity in a development where homes seldom become available. Designed with today's lifestyle in mind, Arcola makes lock-and-leave living feel anything but ordinary. Classic brick and James Hardie exteriors, professionally designed landscaping and an established, beautifully maintained setting create a timeless first impression. Step inside to a bright and welcoming main floor featuring 9-foot ceilings, wide-plank laminate flooring, recessed LED lighting and plenty of natural light. The thoughtfully designed kitchen is both stylish and functional, with floor-to-ceiling cabinetry, integrated refrigerator, polished quartz countertops, stainless steel appliances, walk-in pantry hidden behind sliding doors and a generous island that naturally becomes the gathering place. The spacious living room and dining room offer beautiful glimpses of the wooded area outside, which can be enjoyed from the comfort of your private covered balcony. A conveniently located powder room completes this level. Upstairs, three comfortable bedrooms offer plenty of room to unwind. The primary retreat enjoys a peaceful, tree-lined view and its own private balcony, the perfect spot for a morning coffee or a little fresh air at the end of the day. The ensuite feels like a welcome escape, complete with dual sinks, a soaker tub and glass-enclosed shower. Two additional spacious bedrooms, each with a walk-in closet, a full bathroom and convenient upper-level laundry round out this floor. Need a little more room? The fully developed lower level delivers! A generous recreation room, fourth bedroom and full bathroom provide wonderful flexibility for guests, a home office, movie nights or additional family living. And then there's the location. Spring Willow puts you right where you want to be, with easy access to the LRT, Westside Recreation Centre, Aspen Landing's shopping and restaurants, prestigious private schools and major routes including Stoney Trail. Weekend mountain getaways? The Rockies are just a short drive away. Beautifully designed, exceptionally maintained and wonderfully easy to lock and leave, this is west-side living with all the right details. Opportunities in Spring Willow are few and far between - and this one is worth a closer look!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360701
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.
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:	Nov 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-7825-spring-willow-drive-sw-calgary-a2360701/

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