3A Willow Crescent SW

Calgary | Active | MLS® A2344106

$1,625,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2023**	**2,544 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

Davignon Martin designed this home around a single view. A 70-year-old larch anchors the front lawn, and past it the green opens across Poplar Park to a quiet school field. That outlook set the terms for everything that followed, from where the windows sit to the way the main floor turns toward the light.

Built in 2023 on one of Spruce Cliff's mature lots, 3A is on the eastern side of the development, which puts morning sun through the main living space. Across 2,544 square feet the plan is open and bright, with a custom kitchen at the centre of it and large windows framing the park. Handmade oak railings and almond-toned floors carry the warmth through. All three bedrooms have a private ensuite, four bathrooms in total, and the primary reads as a retreat in itself, with a soaker tub, a double shower, and an expansive walk-in closet. Built-in storage does quiet work throughout, including a central pantry and a true mudroom, which is what keeps the home feeling as open as it looks.

The backyard is fully private and deep enough for bocce or a barbecue with a crowd, rare in a home of this design, with a double detached garage beyond it.

A new build on an old street, finished by an award-winning architect down to the railings. Photographs flatten a home like this one. Book a private showing and see the detailing up close.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344106
Bedrooms	3
Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	2,544 sq. ft.
Main Level Finished Area:	1,260 sq. ft.
Upper Level Finished Area:	1,284 sq. ft.
Acreage:	No
Lot Area:	4,499 sq. ft.
Lot Frontage:	15'6¼"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	2212028
Heating:	In Floor, Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Metal Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink
City Quadrant:	Southwest
Community:	Spruce Cliff
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 13'2" × 9'10" ·
Main Floor	Family Room · 18' × 16'5" ·
Main Floor	Kitchen · 14'10" × 9'3" ·
Main Floor	Living Room · 24'8" × 19'9" ·
Main Floor	Mud Room · 11'9" × 6'5" ·
Upper Level	Bedroom · 11'3" × 10'11" ·
Upper Level	Bedroom · 11'3" × 10'1" ·
Upper Level	Laundry · 8' × 6'9" ·
Upper Level	Bedroom - Primary · 24'8" × 13'5" ·
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, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Lighting, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Irregular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3a-willow-crescent-sw-calgary-a2344106/

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