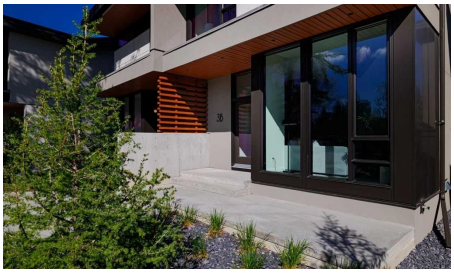
3B Willow Crescent SW

Calgary | Active | MLS® A2344851

$1,391,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2023**	**2,527.12 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Masters

A closer look

There are homes that blend in-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 Larches-an exclusive collection of four homes crafted by Davignon Martin Architecture-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 appliances-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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344851
Bedrooms	3

Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,527.12 sq. ft.
Main Level Finished Area:	1,258.94 sq. ft.
Lot Area:	4,542 sq. ft.
Lot Frontage:	18'7"
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
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, Natural Gas
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
Builder:	Infinity Construction Management
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Metal Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Faces Rear, Insulated
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Spruce Cliff
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator
Inclusions:	NA
Restrictions:	None Known

Main Floor	Dining Room · 13'1" × 11'2" ·
Main Floor	Family Room · 24'5" × 19'7" ·
Main Floor	Foyer · 9'11" × 6'4" ·
Main Floor	Kitchen · 15'1" × 13'7" ·
Main Floor	Living Room · 16' × 14' ·
Main Floor	Pantry · 8'7" × 5'3" ·
2nd Floor	Bedroom · 11'10" × 10' ·
2nd Floor	Bedroom · 10'9" × 10'6" ·
2nd Floor	Laundry · 8' × 6'4" ·
2nd Floor	Bedroom - Primary · 24'3" × 13'1" ·
2nd Floor	Walk-In Closet · 13'4" × 10'9" ·
Basement	Furnace/Utility Room · 10'1" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Street Lighting, Treed, Underground Sprinklers, Views
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/3b-willow-crescent-sw-calgary-a2344851/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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