3D Willow Crescent SW

Calgary | Active | MLS® A2349975

$1,750,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2023**	**2,543.51 sq. ft.**

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Listed by Century 21 Masters

A closer look

OPEN HOUSE: SATURDAY OCTOBER 3 2-4PM. Set beneath the canopy of a 70-year-old larch and overlooking the green expanse of Poplar Park, 3D Willow Crescent offers a rare combination of thoughtful architecture, inner-city convenience, and space to grow.

Designed by Richard Davignon of Davignon Martin Architecture-recipient of the American Institute of Architects Award of Excellence-this residence is part of The Larches, an exclusive collection of four modern homes. Built in collaboration with Infinity Construction, the homes borrow the durability and craftsmanship usually reserved for custom estates while bringing it into a livable, just-under-2,600-square-foot footprint.

Inside, the main floor unfolds in an open concept, with a custom kitchen at its centre and oversized windows framing calm, park-like views. Handcrafted oak railings, almond-hued floors, and built-in storage create a balance of warmth and function. The second level holds three bedrooms, each with its own ensuite. The primary retreat stands apart with a freestanding soaker tub, double shower, heated floors, and a walk-in closet by California Closets.

The lower level, with 11-foot ceilings (yes, you could fit a golf simulator downstairs), radiant in-floor heating, and roughed-in solar and A/C, is ready to adapt-whether that’s a media room, gym, or bedrooms. The private backyard is generous for inner-city living, offering room for gatherings, barbecues, or simply quiet afternoons. An oversized double garage with lane access, full yard irrigation, and carefully curated landscaping complete the property.

Every element-from Italian stone counters and Quebec-made lighting to double-pane Lux windows and hidden eavestroughs-was selected for beauty, longevity, and ease of living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349975
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:	2,543.51 sq. ft.
Main Level Finished Area:	1,242.27 sq. ft.
Acreage:	No
Lot Area:	5,521 sq. ft.
Lot Frontage:	29'2"
Front Exposure:	Southeast
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:	2
Plan:	2212028
Heating:	In Floor, Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	Infinity Construction Management
New Constr.:	Yes
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, 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 Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator
Inclusions:	NA
Restrictions:	None Known
Main Floor	Dining Room · 12'1" × 10'6" ·
Main Floor	Family Room · 26' × 9'3" ·
Main Floor	Kitchen · 13'9" × 10'6" ·
Main Floor	Living Room · 19'7" × 19'7" ·
Main Floor	Mud Room · 6'8" × 5'8" ·
Main Floor	Pantry · 9'7" × 6'3" ·
Upper Level	Bedroom · 14' × 10'4" ·

Upper Level	Bedroom · 20'6" × 8'11" ·
Upper Level	Laundry · 10'4" × 7'1" ·
Upper Level	Bedroom - Primary · 25'1" × 13'10" ·
Upper Level	Walk-In Closet · 21'10" × 5'2" ·
Basement	Furnace/Utility Room · 9'3" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3d-willow-crescent-sw-calgary-a2349975/

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