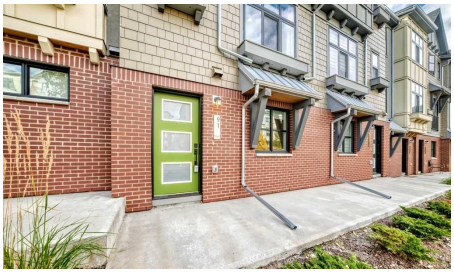
91 Spring Willow Close SW

Calgary | Active | MLS® A2351756

$539,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2023**	**1,617.2 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Welcome to this beautifully upgraded townhome in Springbank Hill, featuring a front entrance facing landscaped green space and a sunny south-facing balcony. Central air conditioning keeps the home comfortable in summer, while luxury vinyl plank flooring throughout offers a clean, modern look and easy maintenance. The first-floor flex room adds useful space away from the main living area, whether you need a home office or an extra sitting room. On the second floor, the open layout connects the spacious living and dining areas with a modern kitchen featuring quartz countertops, stainless steel appliances, and a gas stove. Step onto the balcony for outdoor dining, with a gas BBQ line already in place. The third floor includes a primary bedroom with a walk-in closet and private 4-piece ensuite, a second bedroom, and another full bathroom. A den on this level provides a convenient place to study or read, with upper-floor laundry and additional storage close by. Schools, shopping, and recreation are all within easy reach. Griffith Woods School (K-9) is a 3-minute drive away, while Ernest Manning High School and Aspen Landing Shopping Centre are each a 4-minute drive away. Enjoy the surrounding walking paths, green spaces, and scenic trails, along with nearby Westside Recreation Centre and LRT stations. Easy access to Stoney Trail makes this a convenient west Calgary location for both daily travel and weekend trips to the mountains.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351756
Bedrooms	2
Bathrooms	3
Year Built	2023
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:	Townhouse
Total Living Area:	1,617.2 sq. ft.

Main Level Finished Area:	608.4 sq. ft.
Condo Fee:	$241.45
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2211755
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Composite Siding, Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single 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, Playground
Appliances:	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Pantry · 2'11" × 1'8" ·
Main Floor	Balcony · 15'10" × 6'6" ·
Main Floor	Living Room · 15'3" × 8'2" ·
Main Floor	Dining Room · 14'7" × 11' ·
Main Floor	Kitchen · 13'4" × 9'8" ·
3rd Floor	Bedroom · 11'5" × 10'1" ·
3rd Floor	Laundry · 3'7" × 3'5" ·
3rd Floor	Walk-In Closet · 5' × 4'1" ·

3rd Floor	Bedroom - Primary · 12' × 9'11" ·
3rd Floor	Walk-In Closet · 6'3" × 3'7" ·
3rd Floor	Den · 9'9" × 7'10" ·
Lower Level	Storage · 6'1" × 4'7" ·
Lower Level	Flex Space · 11'1" × 9'11" ·
Lower Level	Mud Room · 4'10" × 4'7" ·
Lower Level	Entrance · 9' × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-2M
Listed Date:	Oct 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/91-spring-willow-close-sw-calgary-a2351756/

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