

# \$549,900 - 25 Spring Willow Close Sw, Calgary

MLS® #A2265314

**\$549,900**

2 Bedroom, 3.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

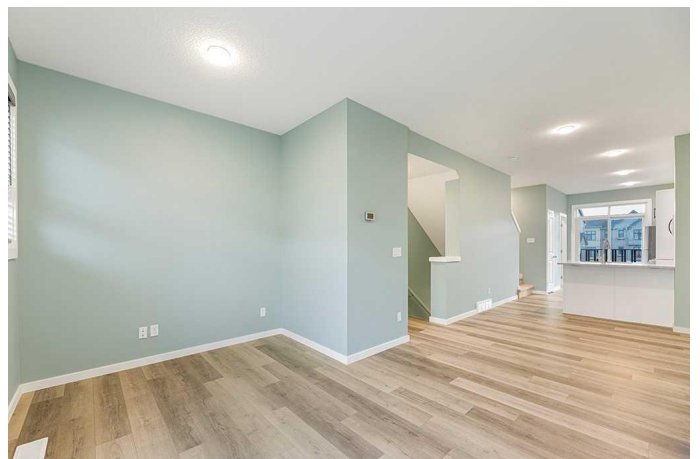
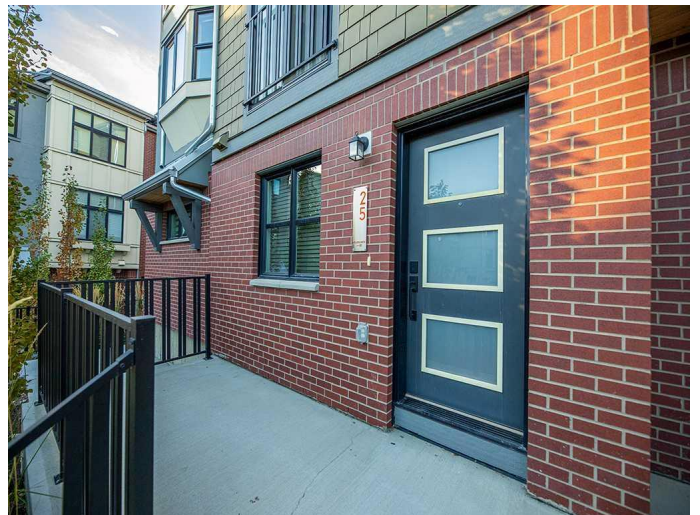
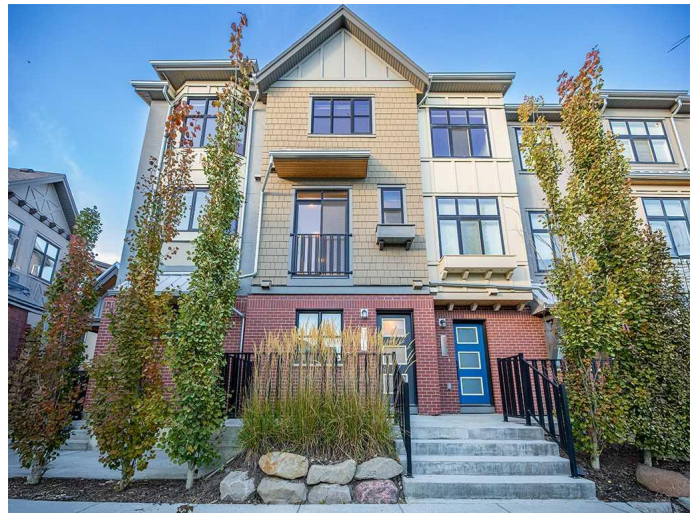
Discover this immaculately maintained, move-in ready 2-bedroom townhouse in the serene, family-friendly community of Springbank Hill, featuring a serene courtyard park right outside your front entrance. Never lived in as a home, it has been used as a stylish home office for the past 4 years and is in pristine, mint condition.

The sun-drenched, south-facing front entrance opens to your exclusive-use patio overlooking a picturesque, park-like courtyard, perfect for morning coffee or leisurely afternoons. Off the main living area, the spacious north-facing balcony provides an inviting spot for relaxing or entertaining, complete with a BBQ gas line hookup.

Inside, the bright and airy open-concept main floor features soaring 9-foot ceilings, beautiful wide plank flooring, a sleek modern kitchen with soft-close cabinetry, a quartz island breakfast bar, and a full stainless steel appliance package. A convenient 2-piece bathroom completes the main level.

Upstairs, two generously sized bedrooms are separated for privacy, each featuring its own 3-piece ensuite bathroom with a walk-in glass shower – perfect for comfort and convenience. Laundry is ideally located on the same level.

Additional highlights include a tandem double garage for 2 vehicles and low condo fees. Ideal for self-living or as a premium investment property, this exquisite townhouse is located near top-rated schools, Westside Recreation



Centre, 69th Street LRT, shopping, and scenic pathways, offering a rare combination of style, comfort, and convenience in southwest Calgary.

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2265314      |
| Price          | \$549,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,108         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 25 Spring Willow Close Sw |
| Subdivision | Springbank Hill           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 6E8                   |

**Amenities**

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | None                                                                   |
| Parking Spaces | 3                                                                      |
| Parking        | Double Garage Attached, Driveway, Garage Faces Rear, Insulated, Tandem |
| # of Garages   | 2                                                                      |

**Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, See Remarks |
|-------------------|-------------------------------------------------------------|

|            |                                                                                                                              |
|------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating    | Forced Air, Natural Gas                                                                                                      |
| Cooling    | None                                                                                                                         |
| Basement   | None                                                                                                                         |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Lot Description   | Back Lane                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Composite Siding, Wood Frame     |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 14                 |
| Zoning         | R-2M               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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