

\$650,000 - 38 Spring Willow Close Sw, Calgary

MLS® #A2208669

\$650,000

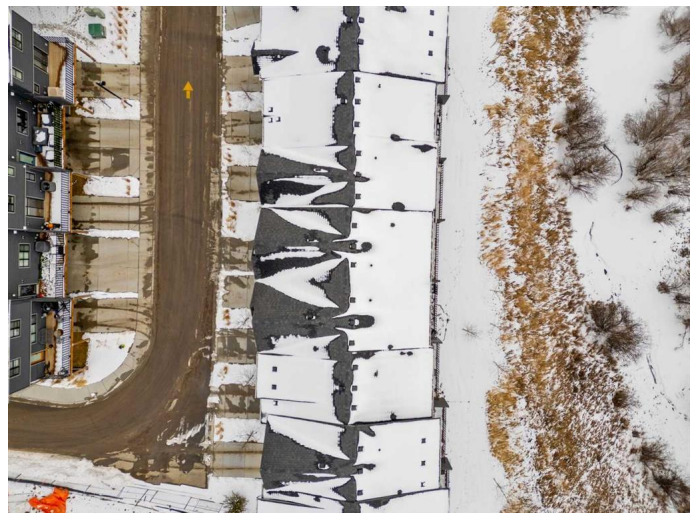
2 Bedroom, 3.00 Bathroom, 1,393 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

****OPEN HOUSE APRIL 12TH AND APRIL 13TH FROM 12-3PM**** Welcome to this charming 2 BEDROOM PLUS DEN townhome, perfectly situated BACKING ONTO LUSH GREENSPACE in the highly sought-after community of Springbank Hill. With breathtaking views, this home offers a peaceful retreat from the everyday, and is truly a must-see.

Walking in, you are welcomed by a spacious foyer with a staircase leading to the main level. The open-concept main floor is designed for both comfort and style. The updated kitchen is a standout feature, complete with stainless steel appliances, ample storage, and generous counter space, making it an ideal space for both preparing meals and entertaining guests. The adjacent dining and living areas flow seamlessly, offering a fantastic area to unwind or host gatherings. Large windows provide abundant natural light and showcase the expansive park views, bringing the beauty of the outdoors inside.

Upstairs, the primary suite offers a tranquil retreat. With large windows that fill the room with natural light, a walk-in closet provides ample storage for all your needs. The updated three-piece ensuite features a glass tile shower, creating a spa-like atmosphere. Additionally, the upper level includes a versatile room that can be used as a home office, gaming room, or whatever suits your



lifestyle. A generously sized second bedroom and convenient in-suite laundry complete this floor.

Located in the desirable Springbank Hill community, this townhome provides easy access to an array of amenities, including shopping centers, restaurants, movie theaters, and esteemed schools. Its proximity to Stoney Trail ensures a quick and easy commute to downtown and is just minutes away from the C-Train station.

Don't miss out on the opportunity to call this stunning townhome your own. Schedule a viewing today to see firsthand all the exceptional features and lifestyle this home has to offer.

Built in 2021

Essential Information

MLS® #	A2208669
Price	\$650,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,393
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	38 Spring Willow Close Sw
Subdivision	Springbank Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 6E8

Amenities

Amenities	Parking
Parking Spaces	4
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Zoning	R-2M

Listing Details

Listing Office	eXp Realty
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