

\$594,000 - 88 Spring Willow Close Sw, Calgary

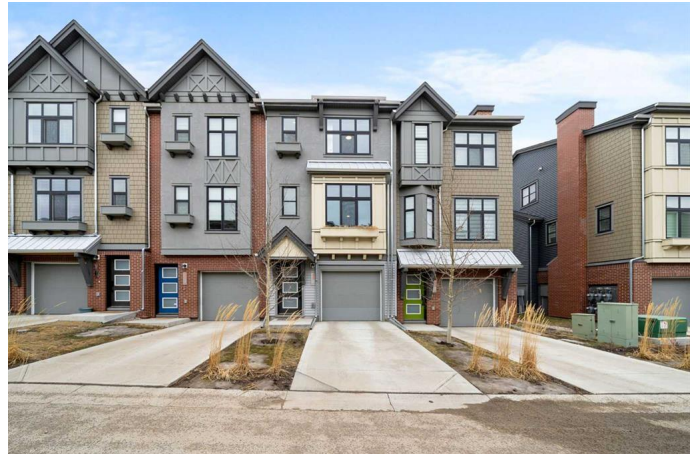
MLS® #A2205300

\$594,000

2 Bedroom, 3.00 Bathroom, 1,265 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to 88 Spring Willow Close SW â€” a beautifully appointed 2-bedroom unit tucked into the peaceful, family-friendly community of Springbank Hill. Backing directly onto a lush green space, this home offers unmatched privacy and tranquil views. Enjoy your morning coffee or evening unwind on the south-facing deck â€” a perfect retreat with no rear neighbours and direct access to scenic walking paths. Step inside to discover a bright, open-concept main floor featuring wide plank flooring, an elegant 2-tone kitchen with soft-close cabinetry, a quartz island breakfast bar, and a full stainless steel appliance package. A convenient powder room adds extra functionality to the main level. Natural light floods the space, creating a warm and inviting atmosphere perfect for entertaining or relaxing. Upstairs, you'll find two spacious bedrooms thoughtfully separated by a bonus room areaâ€”ideal for a home office, reading nook, or TV space. The primary suite includes a private ensuite and closet, while the second bedroom features a generous walk-in closet and access to a second full bathroom. Additional features include central air conditioning, a tandem double garage with its own drivewayâ€”offering 3 total parking spaces, and a low condo fee that makes for easy, affordable living. Ideally located near top-rated public and private schools, Westside Recreation Centre, 69th Street LRT, shopping, and some of Calgaryâ€™s most beautiful pathways and green spaces, this is the perfect



spot to enjoy the best of southwest living and just a short drive to the mountains. Whether you're a first-time buyer, downsizer, or savvy investor, this is a rare opportunity to own a stylish, move-in ready home in an unbeatable location. Don't miss it this one checks all the boxes!

Built in 2021

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2205300 |
| Price | \$594,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,265 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 88 Spring Willow Close Sw |
| Subdivision | Springbank Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H6E8 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 3 |
| Parking | Double Garage Attached, Driveway, Heated Garage, Insulated, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Backs on to Park/Green Space, Level, Views |
| Roof | Asphalt Shingle |
| Construction | Brick, Composite Siding, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 9 |
| Zoning | R-2M |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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