

\$1,795,000 - 3a Willow Crescent Sw, Calgary

MLS® #A2224969

\$1,795,000

3 Bedroom, 4.00 Bathroom, 2,533 sqft
Residential on 0.10 Acres

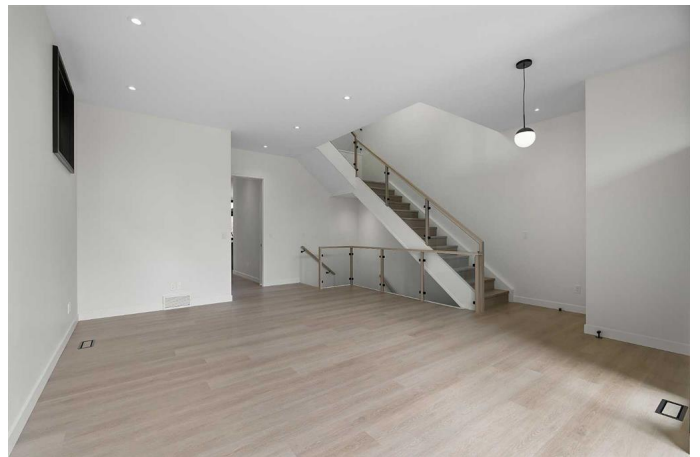
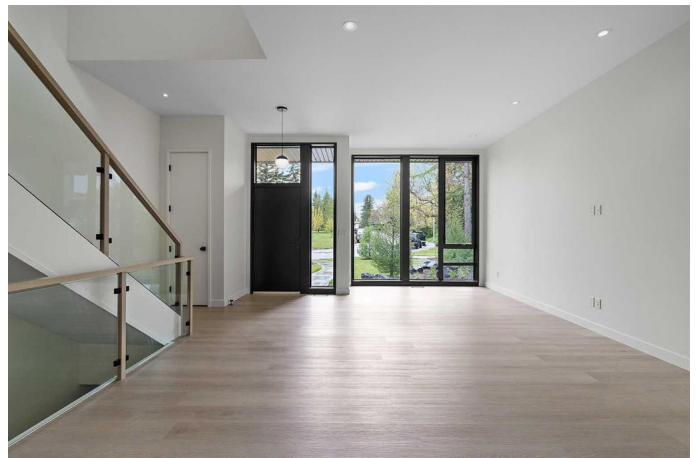
Spruce Cliff, Calgary, Alberta

****OPEN HOUSE FRIDAY, MAY 30th**

3pm-6pm** Nestled beside the sheltering limbs of a 70-year-old larch tree, 3A Willow Crescent SW is a home that feels both grounded and elevatedâ€”deeply connected to its setting, yet purposefully designed for modern life. From the moment you step onto the front lawn, youâ€™re met with a sense of calm. Poplar Park stretches out before you, an expanse of green that rolls effortlessly into a quiet school field beyond. Itâ€™s peaceful, picturesque, and just seven minutes from Calgaryâ€™s city centre.

This is one of four homes in The Larches, a boutique development envisioned by award-winning architect Richard Davignon. Known for his ability to blend mid-century influence with contemporary function, Davignon approached this rare inner-city lot with care and creativity. The result is a home that lives largeâ€”nearly 2,600 square feet across two levelsâ€”with enduring craftsmanship and timeless character.

Step inside and youâ€™ll find a bright, open-concept layout filled with natural light. Expansive windows draw the outside in, framing views of mature trees and parkland in every direction. The kitchen is the heart of the home, custom-designed with clean lines, ample prep space, and thoughtful storageâ€”including a hidden pantry that functions like a second kitchen. Almond-toned



flooring runs throughout, softened by handmade oak railings and curated lighting that adds warmth and quiet elegance.

Each of the three bedrooms offers its own private ensuite, designed with both comfort and longevity in mind. The primary suite is a true retreat, featuring a spa-inspired bathroom with a double shower, freestanding soaker tub, and a generous walk-in closet. Just down the hall, a well-appointed laundry area adds convenience, complete with built-in storage and room to spread out.

At the back of the home, a private yard unfoldsâ€”rare for this style of inner-city buildâ€”with room for summer barbecues, late-night stargazing, or a casual game of bocce. The finished garage, accessed by a quiet lane, is as thoughtfully designed as the rest of the home, with matching exterior details and room for vehicles and gear.

Beneath it all lies a rock-solid foundationâ€”literally and figuratively. From in-floor heating to future-ready systems, the home has been constructed with the kind of quality typically reserved for much larger custom builds. But what truly sets 3A apart is how effortlessly it balances form and function, design and durability, nature and neighborhood.

3A Willow Crescent SW isnâ€™t just a new homeâ€”itâ€™s a lasting one. A place designed not just to be lived in, but to evolve with you over time, rooted in beauty, comfort, and intention.

Built in 2023

Essential Information

MLS® #

A2224969

Price	\$1,795,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,533
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3a Willow Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Insulated
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance
 Landscape, Street Lighting, Treed, Underground Sprinklers
Roof Asphalt Shingle
Construction Cement Fiber Board, Metal Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2025
Days on Market 3
Zoning R-CG

Listing Details

Listing Office Century 21 Masters

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