

\$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

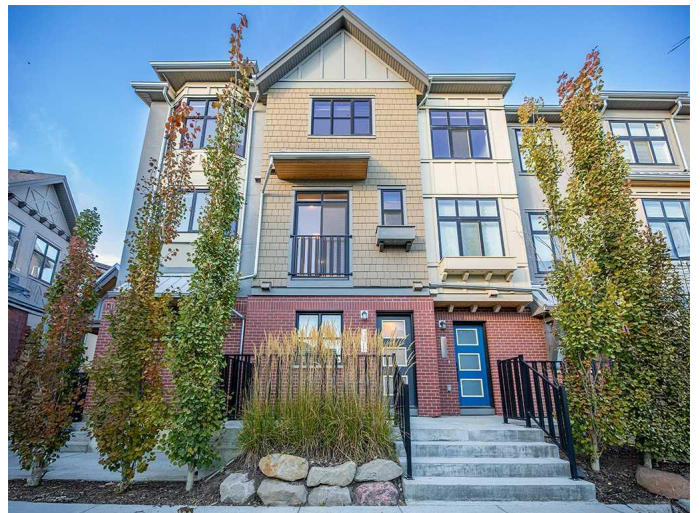
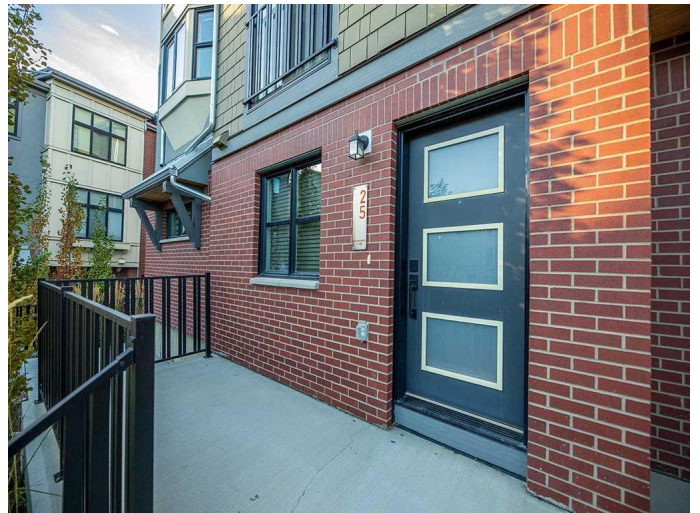
Springbank Hill, Calgary, Alberta

Discover this immaculately maintained, move-in ready 2-bedroom townhouse in the serene, family-friendly community of Springbank Hill. 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
Community	Springbank Hill
Condo	Z-name Not Listed
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), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings, Humidifier
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	6
Zoning	R-2M

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.