\$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

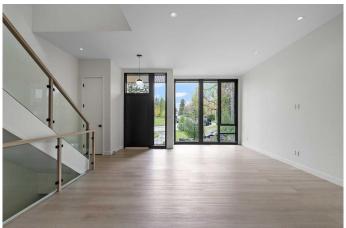
Spruce Cliff, Calgary, Alberta

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, you'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. It's peaceful, picturesque, and just seven minutes from Calgary'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 you'II 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 isn't just a new homeâ€"it'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 Garage Faces Rear, Insulated, Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in, Stone Counters, Soaking Tub, Tankless Hot Water

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Wine Refrigerator, Bar Fridge

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, Low Maintenance Landscape,

Landscaped, Street Lighting, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Metal Siding, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2025

Days on Market 160

Zoning R-CG

Listing Details

Listing Office Century 21 Masters

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