

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

MLS® #A2208669

**\$650,000**

2 Bedroom, 3.00 Bathroom, 1,393 sqft

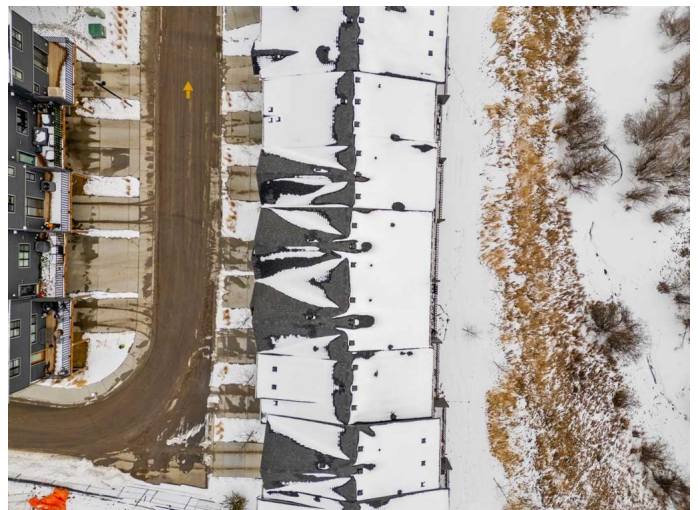
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

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.

Donâ€™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 3  
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  
Days on Market 8  
Zoning R-2M

### Listing Details

Listing Office eXp Realty

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