

# \$1,550,000 - 3b Willow Crescent Sw, Calgary

MLS® #A2225473

**\$1,550,000**

3 Bedroom, 4.00 Bathroom, 2,527 sqft  
Residential on 0.10 Acres

Spruce Cliff, Calgary, Alberta

There are homes that blend in—and homes that stand apart. 3B Willow Crescent is the latter. Nestled behind a towering 70-year-old larch and facing a sea of uninterrupted green across Poplar Park, this is a rare offering: a modern architectural home with beautiful views.

Set within The Larches—an exclusive collection of four homes crafted by Davignon Martin Architecture—this residence reflects a philosophy of longevity, adaptability, and integrity. Every detail was imagined not just for now, but for 50 years from now. A home meant to evolve gracefully with time, without the need for reinvention.

Step through a discreet concrete entry framed by natural grasses and shrubs and into a space where simplicity reigns and intention is everywhere. Picture windows frame the park like art. Custom oak railings echo the trees outside. Every material was chosen not for trend, but for durability, tactility, and beauty.

At the heart of the home, a chef's kitchen blends Italian ceramics, locally made custom cabinetry, and hardworking details like a walk-in pantry designed to function as a second prep space. Hansgrohe fixtures, Blanco sinks, Café + LG Studio appliances—each element is chosen for a life well-lived, not just well-staged.



The three-bedroom layout is anchored by a primary suite that feels more like a boutique hotel. A freestanding tub, double rainfall shower, heated floors, towel warmer, and a California Closet wardrobe create a spa-like escape. Each secondary bedroom features its own ensuite, ensuring privacy and ease for family or guests.

A tucked-away flex lounge, smartly placed laundry with a beverage fridge, and a sun-filled backyard ready for summer living. The double garage is insulated and private, accessed from the rear lane with ample room for storage.

And below it all? A fully roughed-in basement with in-floor heating, smart mechanicals, and the flexibility to finish exactly how you want. Whether itâ€™s a guest suite, gym, studio, or family living space, this home invites reinvention without reconstruction.

Beyond the walls, youâ€™re steps from the Bow River pathway, off-leash areas, and just 10 minutes from the downtown core. Easy access to the Rockies makes weekend getaways effortless.

3B Willow Crescent isnâ€™t just a place to live. Itâ€™s a place to stay. A rare inner-city home built for now, for later, and for whatever comes next.

Built in 2023

**Essential Information**

MLS® #	A2225473
Price	\$1,550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,527
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3b 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	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in, Stone Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
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, Lawn, Pie Shaped Lot, Street Lighting, Underground Sprinklers, Treed, Views

Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	94
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
----------------	--------------------

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.