

\$1,900,000 - 3d Willow Crescent Sw, Calgary

MLS® #A2261041

\$1,900,000

3 Bedroom, 4.00 Bathroom, 2,544 sqft
Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

Set beneath the canopy of a 70-year-old larch and overlooking the green expanse of Poplar Park, 3D Willow Crescent offers a rare combination of thoughtful architecture, inner-city convenience, and space to grow.

Designed by Richard Davignon of Davignon Martin Architecture—recipient of the American Institute of Architects Award of Excellence—this residence is part of The Larches, an exclusive collection of four modern homes. Built in collaboration with Infinity Construction, the homes borrow the durability and craftsmanship usually reserved for custom estates while bringing it into a livable, just-under-2,600-square-foot footprint.

Inside, the main floor unfolds in an open concept, with a custom kitchen at its centre and oversized windows framing calm, park-like views. Handcrafted oak railings, almond-hued floors, and built-in storage create a balance of warmth and function. The second level holds three bedrooms, each with its own ensuite. The primary retreat stands apart with a freestanding soaker tub, double shower, heated floors, and a walk-in closet by California Closets.

The lower level, with 11-foot ceilings (yes, you could fit a golf simulator downstairs), radiant in-floor heating, and roughed-in solar and A/C, is ready to adapt—whether that™s a media room, gym, or bedrooms. The private



backyard is generous for inner-city living, offering room for gatherings, barbecues, or simply quiet afternoons. An oversized double garage with lane access, full yard irrigation, and carefully curated landscaping complete the property.

Every element—from Italian stone counters and Quebec-made lighting to double-pane Lux windows and hidden eavestroughs—was selected for beauty, longevity, and ease of living.

Built in 2023

Essential Information

MLS® #	A2261041
Price	\$1,900,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,544
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3d 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, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s), Bathroom Rough-in, Tankless Hot Water
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, Unfinished

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

Additional Information

Date Listed	October 1st, 2025
Days on Market	17
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.