\$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, featuring a serene courtyard park right outside your front entrance. 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.

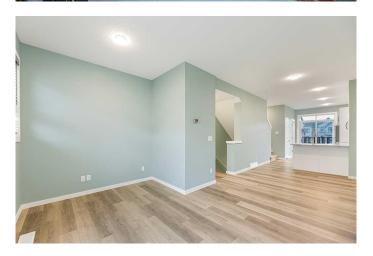
The sun-drenched, south-facing front entrance opens to your exclusive-use patio overlooking a picturesque, park-like courtyard, perfect for morning coffee or leisurely afternoons. Off the main living area, the spacious north-facing balcony provides an inviting spot for relaxing or entertaining, complete 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 â€" 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

Subdivision Springbank Hill

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), Humidifier,

Microwave Hood Fan, Refrigerator, Washer, Window Coverings

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 18

Zoning R-2M

Listing Details

Listing Office CIR Realty

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