

# \$594,000 - 88 Spring Willow Close Sw, Calgary

MLS® #A2205300

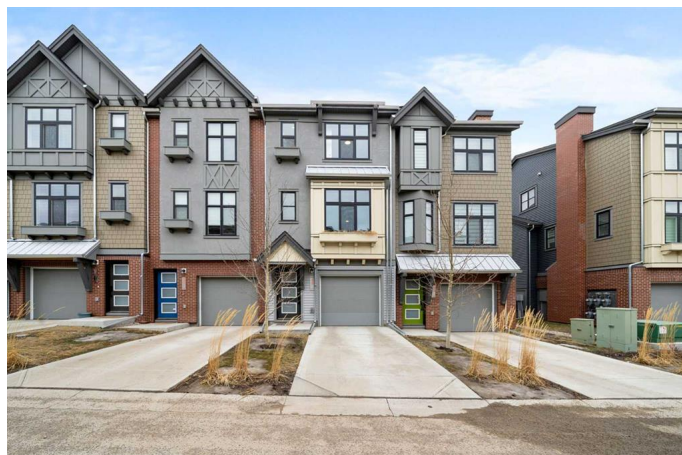
**\$594,000**

2 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to 88 Spring Willow Close SW â€” a beautifully appointed 2-bedroom unit tucked into the peaceful, family-friendly community of Springbank Hill. Backing directly onto a lush green space, this home offers unmatched privacy and tranquil views. Enjoy your morning coffee or evening unwind on the south-facing deck â€” a perfect retreat with no rear neighbours and direct access to scenic walking paths. Step inside to discover a bright, open-concept main floor featuring wide plank flooring, an elegant 2-tone kitchen with soft-close cabinetry, a quartz island breakfast bar, and a full stainless steel appliance package. A convenient powder room adds extra functionality to the main level. Natural light floods the space, creating a warm and inviting atmosphere perfect for entertaining or relaxing. Upstairs, you'll find two spacious bedrooms thoughtfully separated by a bonus room areaâ€”ideal for a home office, reading nook, or TV space. The primary suite includes a private ensuite and closet, while the second bedroom features a generous walk-in closet and access to a second full bathroom. Additional features include central air conditioning, a tandem double garage with its own drivewayâ€”offering 3 total parking spaces, and a low condo fee that makes for easy, affordable living. Ideally located near top-rated public and private schools, Westside Recreation Centre, 69th Street LRT, shopping, and some of Calgaryâ€™s most beautiful pathways and green spaces, this is the perfect



spot to enjoy the best of southwest living â€” and just a short drive to the mountains. Whether youâ€™re a first-time buyer, downsizer, or savvy investor, this is a rare opportunity to own a stylish, move-in ready home in an unbeatable location. Donâ€™t miss it â€” this one checks all the boxes!

Built in 2021

### Essential Information

MLS® #	A2205300
Price	\$594,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,265
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	88 Spring Willow Close Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6E8

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated, Tandem
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Level, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	R-2M

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.