

# \$1,795,000 - 3a Willow Crescent Sw, Calgary

MLS® #A2224969

**\$1,795,000**

3 Bedroom, 4.00 Bathroom, 2,533 sqft

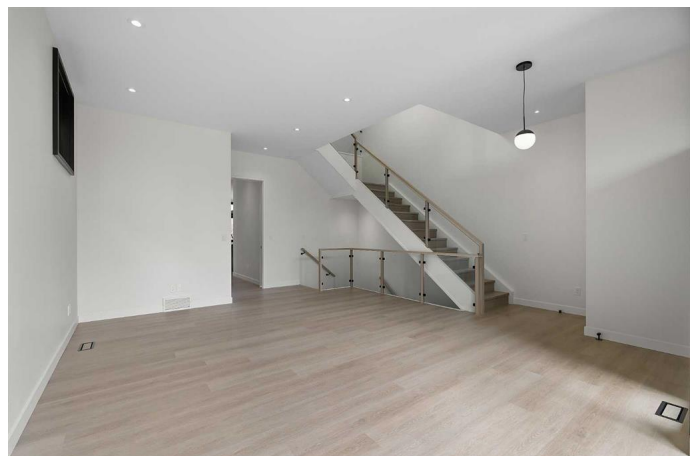
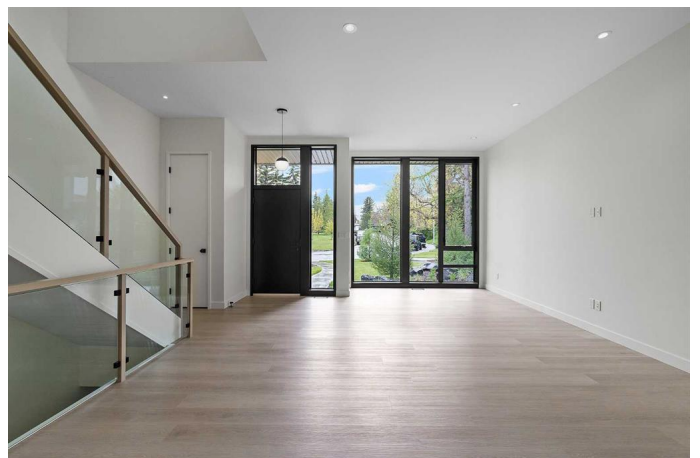
Residential on 0.10 Acres

Spruce Cliff, Calgary, Alberta

Nestled beside the sheltering limbs of a 70-year-old larch tree, 3A Willow Crescent SW is a home that feels both grounded and elevated—deeply connected to its setting, yet purposefully designed for modern life. From the moment you step onto the front lawn, you™re met with a sense of calm. Poplar Park stretches out before you, an expanse of green that rolls effortlessly into a quiet school field beyond. It™s peaceful, picturesque, and just seven minutes from Calgary™s city centre.

This is one of four homes in The Larches, a boutique development envisioned by award-winning architect Richard Davignon. Known for his ability to blend mid-century influence with contemporary function, Davignon approached this rare inner-city lot with care and creativity. The result is a home that lives large—nearly 2,600 square feet across two levels—with enduring craftsmanship and timeless character.

Step inside and you™ll find a bright, open-concept layout filled with natural light. Expansive windows draw the outside in, framing views of mature trees and parkland in every direction. The kitchen is the heart of the home, custom-designed with clean lines, ample prep space, and thoughtful storage—including a hidden pantry that functions like a second kitchen. Almond-toned flooring runs throughout, softened by



handmade oak railings and curated lighting that adds warmth and quiet elegance.

Each of the three bedrooms offers its own private ensuite, designed with both comfort and longevity in mind. The primary suite is a true retreat, featuring a spa-inspired bathroom with a double shower, freestanding soaker tub, and a generous walk-in closet. Just down the hall, a well-appointed laundry area adds convenience, complete with built-in storage and room to spread out.

At the back of the home, a private yard unfoldsâ€”rare for this style of inner-city buildâ€”with room for summer barbecues, late-night stargazing, or a casual game of bocce. The finished garage, accessed by a quiet lane, is as thoughtfully designed as the rest of the home, with matching exterior details and room for vehicles and gear.

Beneath it all lies a rock-solid foundationâ€”literally and figuratively. From in-floor heating to future-ready systems, the home has been constructed with the kind of quality typically reserved for much larger custom builds. But what truly sets 3A apart is how effortlessly it balances form and function, design and durability, nature and neighborhood.

3A Willow Crescent SW isnâ€™t just a new homeâ€”itâ€™s a lasting one. A place designed not just to be lived in, but to evolve with you over time, rooted in beauty, comfort, and intention.

Built in 2023

**Essential Information**

MLS® #	A2224969
Price	\$1,795,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,533
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3a Willow Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3B8

### Amenities

Parking Spaces	2
Parking	Garage Faces Rear, Insulated, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in, Stone Counters, Soaking Tub, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator, Bar Fridge
Heating	In Floor, Forced Air
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, Low Maintenance Landscape, Landscaped, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	105
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
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