

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

MLS® #A2224969

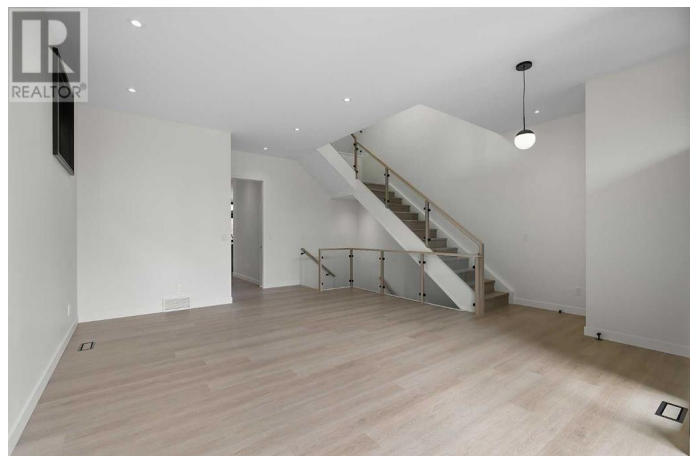
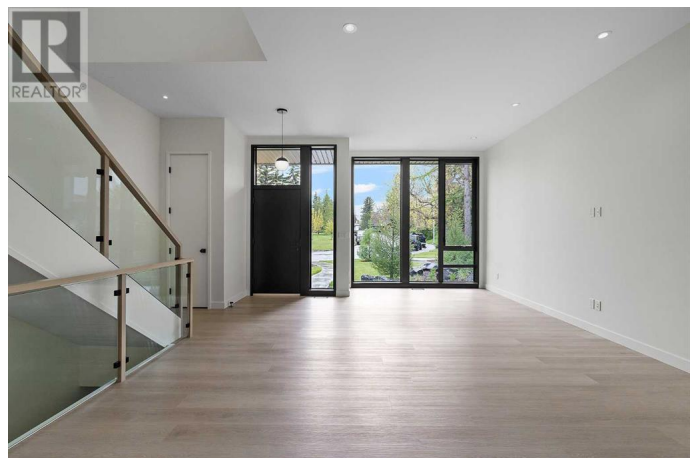
\$1,795,000

3 Bedroom, 4.00 Bathroom, 2,533 sqft

Single Family 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 unfolds—rare for this style of inner-city build—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 foundation—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 isn't just a new home—it'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. (id:6289)

Built in 2023

Essential Information

Listing #	A2224969
Price	\$1,795,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,533
Acres	0.10
Year Built	2023
Type	Single Family

Sub-Type Freehold

Community Information

Address 3a Willow Crescent Sw
Subdivision Spruce Cliff
City Calgary
Province Alberta
Postal Code T3C3B8

Amenities

Amenities Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features Treed, Back lane, Closet Organizers, Gas BBQ Hookup
Parking Spaces 2
Parking Detached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Dishwasher, Wine Fridge, Stove, Dryer, Hood Fan, Garage door opener
Heating Forced air, In Floor Heating
Cooling See Remarks
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Metal
Exterior Features Landscaped, Underground sprinkler
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Century 21 Masters



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Listing information last updated on November 3rd, 2025 at 12:46pm CST