



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3C Willow Crescent SW
Calgary, Alberta

MLS # A2260893



\$1,650,000

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,814 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Insulated, Oversized, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Street		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Some homes are designed for the moment. 3C Willow Crescent was designed for the long run. Facing the open green of Poplar Park and tucked into The Larches, this residence is one of only four architecturally significant homes envisioned by Davignon Martin Architecture. The design is quiet but confident. A concrete entry softened with native landscaping sets the stage, leading into interiors where every choice is deliberate. Large windows capture the park like living artwork. Warm oak accents and natural textures create a sense of calm. Nothing here is flashy—everything is built to last. At its heart is a kitchen crafted for both daily living and effortless hosting. Locally built cabinetry pairs with Italian finishes, while a full walk-in pantry doubles as prep space. High-performing details—Café and LG Studio appliances, Blanco sinks, Hansgrohe fixtures—make this a workspace as much as a showpiece. The three-bedroom plan is anchored by a serene primary suite with spa-level touches: heated floors, double rainfall showers, a freestanding tub, towel warmers, and a custom California Closet system. Each additional bedroom has its own ensuite, giving every member of the household privacy and comfort. Beyond the essentials are the details that make life easier: an additional lounge area or homework nook, a laundry room with built-ins and a beverage fridge, a sunlit west-facing backyard, and an insulated triple garage with room to spare on this spacious lot. The unfinished basement is future-ready, with roughed-in in-floor heating and mechanicals designed for flexibility. Whether it becomes a gym, guest suite, or creative studio, the foundation is already there. And then there's the location: river pathways steps away, off-leash areas for four-legged companions, a quick bike ride downtown, and the Rockies within easy reach for

weekend escapes. 3C Willow Crescent is more than modern architecture—it's a thoughtful response to how people actually live, today and decades from now.