



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**86 Spring Willow Close SW
Calgary, Alberta**

MLS # A2326586



\$649,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,533 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, G		
Lot Size:	-		
Lot Feat:	No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this stunning END-UNIT, 3 Bed, 2.5 Bath townhome in Springbank Hill, where 1533.36 sqft. of modern design meets everyday convenience. Imagine starting your morning with coffee on your sun-drenched south-facing balcony, overlooking a peaceful green space and stormwater pond complete with the sounds of nature! The open-concept main floor is perfect for hosting, with a spacious living and dining area separated by a sleek, center island with upgraded quartz countertops. The kitchen boasts two-toned cabinetry, upgraded stainless steel appliances (built-in microwave hood fan, French door fridge with water & ice dispenser) under-cabinet lighting, and stylish chrome finishes found throughout the home. Upstairs, the primary suite is complete with a walk-in closet and an upgraded 3-piece ensuite with oversized shower and grey stone countertop. Two additional bedrooms provide flexibility—use one as a cozy guest room and the other as a home office or nursery. A 4-piece bathroom and laundry complete this level. The double tandem garage offers space for two vehicles or a home gym/workshop, equipped with wiring for 220V/30A outlet for EV charging or power tools. Plus, an additional driveway parking spot means there’s room for a third vehicle. Built in 2023 and well maintained, this home also features LVP flooring, A/C rough-in, and quick access to walking trails, nature, and top amenities such as Aspen Landing, Westhills Shopping Centre, Westside Recreation Centre, and the 69th Street LRT Station. Plus, it’s close to Calgary’s top schools, including Griffith Woods School, Guardian Angel School, Ernest Manning High School, Rundle College, and Webber Academy. Picture yourself living here—contact me or your preferred REALTOR®; to book your private showing today!

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