



GRASSROOTS
REALTY GROUP

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91 Spring Willow Close SW
Calgary, Alberta

MLS # A2351756



\$589,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,617 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Composite Siding, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 241
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: n/a

Welcome to this beautifully upgraded townhome in Springbank Hill, featuring a front entrance facing landscaped green space and a sunny south-facing balcony. Central air conditioning keeps the home comfortable in summer, while luxury vinyl plank flooring throughout offers a clean, modern look and easy maintenance. The first-floor flex room adds useful space away from the main living area, whether you need a home office or an extra sitting room. On the second floor, the open layout connects the spacious living and dining areas with a modern kitchen featuring quartz countertops, stainless steel appliances, and a gas stove. Step onto the balcony for outdoor dining, with a gas BBQ line already in place. The third floor includes a primary bedroom with a walk-in closet and private 4-piece ensuite, a second bedroom, and another full bathroom. A den on this level provides a convenient place to study or read, with upper-floor laundry and additional storage close by. Schools, shopping, and recreation are all within easy reach. Griffith Woods School (K–9) is a 3-minute drive away, while Ernest Manning High School and Aspen Landing Shopping Centre are each a 4-minute drive away. Enjoy the surrounding walking paths, green spaces, and scenic trails, along with nearby Westside Recreation Centre and LRT stations. Easy access to Stoney Trail makes this a convenient west Calgary location for both daily travel and weekend trips to the mountains.