

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

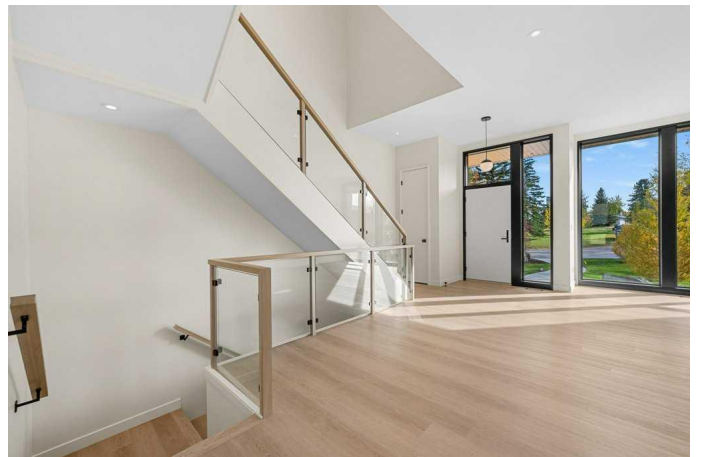
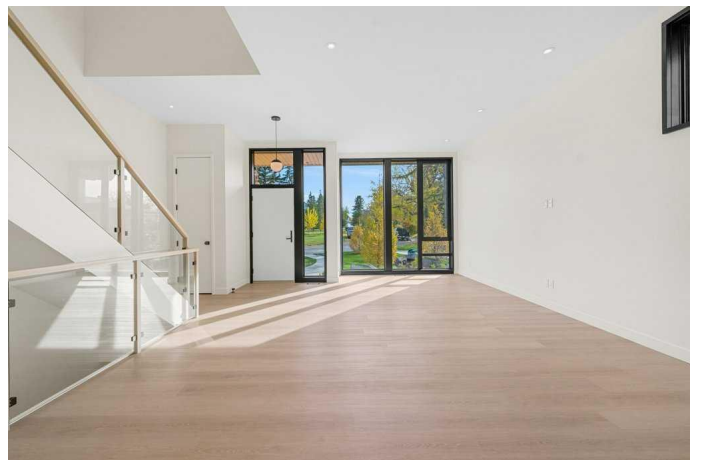
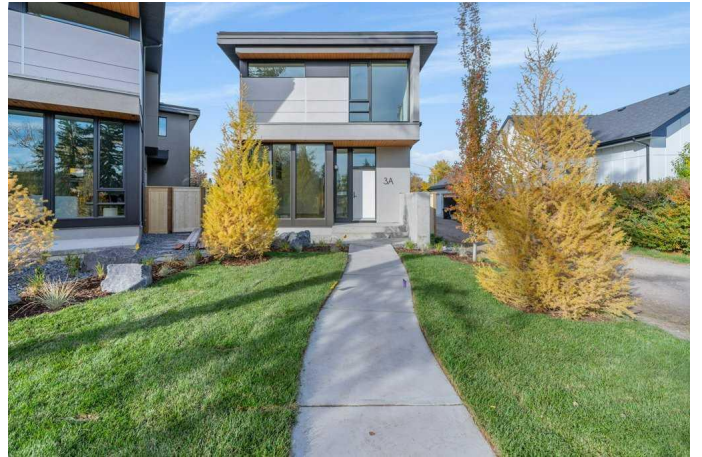
MLS® #A2188311

**\$1,795,000**

3 Bedroom, 4.00 Bathroom, 2,558 sqft  
Residential on 0.10 Acres

Spruce Cliff, Calgary, Alberta

Nestled on the eastern side of the property, 3A presents a bright, open-concept layout that seamlessly flows into a private outdoor backyard perfect for entertaining. As you step onto the front lawn, your gaze extends beneath the branches of a majestic 70-year-old larch tree, offering views that sweep across Poplar Park and into a peaceful school field. This serene, tree-lined backdrop was the inspiration for Davignon Martin's thoughtful approach to this mid-century lot. Renowned architect Richard Davignon, recipient of the prestigious American Institute of Architects Award of Excellence, has crafted every element with care and precision. The home boasts three generously sized bedrooms, each with its own ensuite bathroom, ensuring both comfort and privacy. The primary ensuite is a true retreat, featuring a luxurious soaker tub, a spacious double shower, and an expansive walk-in closet for ample storage. At the heart of the home lies a custom-designed kitchen, perfectly suited for the contemporary homeowner. Large windows frame stunning park views, while handmade oak railings gracefully complement the almond-hued floors. Clever built-in storage solutions, including a central pantry and mudroom, contribute to the home's sense of openness and clutter-free living. The backyard offers plenty of space for bocce or family barbecues—an uncommon feature in homes of this style. To truly appreciate the exquisite architectural



details and craftsmanship that make this home unique, a personal visit is a must.

Built in 2023

### Essential Information

MLS® #	A2188311
Price	\$1,795,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,558
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	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island
Appliances	Bar Fridge, Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	56
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.