

# \$489,900 - 32 Spring Willow Close Sw, Calgary

MLS® #A1146867

## \$489,900

2 Bedroom, 3.00 Bathroom, 1,060 sqft  
Residential on 0 Acres

Springbank Hill, Calgary, Alberta

The Wildflower townhomes are in the heart of Springbank Hill. Surrounding the 5 acre parcel is an environmentally protected ravine, Spring Willow Estates, and a future storm pond.

Located on a private cul de sac, Wildflower is within walking distance to area amenities including Aspen Landing, the future Springbank Hill Market, intricate pathway systems, public transportation, and some of Calgary's top schools. This open-concept plan, features a Juliette balcony off the Livingroom, has 2 bedrooms, one of which is the master suite with full ensuite and walk in closet plus a den/loft, 2.5 baths, upstairs laundry, a large west facing balcony looking onto the environmental reserve ravine. This townhome features a heated double tandem garage and a full length driveway, quartz counter tops thru out, luxury vinyl flooring and 9â€™™ ceilings on the main floor, plus much more. You also get an additional \$10,000 to personalize the interior of your home at Homes by Avi's 6000 sq. ft. design center.

Built in 2022

## Essential Information

MLS® #	A1146867
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	32 Spring Willow Close Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	Q1Q 1Q1

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Utilities	Natural Gas Not Paid, Water Not Paid, Electricity Not Paid For
Parking Spaces	2
Parking	Driveway, Double Garage Attached, Garage Door Opener, Tandem
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Soaking Tub, Walk-In Closet(s)
Appliances	Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Slab

### **Additional Information**

Date Listed	September 24th, 2021
Days on Market	64
Zoning	R-2M
Condo Fee	\$225

### **Listing Details**

Listing Office            Courtesy Of MAXWELL CANYON CREEK

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