



**GRASSROOTS**  
REALTY GROUP

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**91 spring willow Close SW**  
**Calgary, Alberta**

**MLS # A2221486**



**\$579,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,613 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 241
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

Upgraded, Air-Conditioned Townhome | 2Bed + 2.5 Bath +Den+office | Attached Garage|1612 sqrt Welcome to this like-new, beautifully upgraded townhome in the prestigious community of Springbank Hill. Featuring central air conditioning, luxury vinyl plank flooring throughout, and a thoughtfully designed open-concept layout, this home offers style, functionality, and comfort in one of Calgary's most sought-after neighborhoods. The main floor a modern chef's kitchen with quartz countertops, stainless steel appliances, gas cooktop, chimney hood fan, and a spacious living and dining area perfect for entertaining. Step out onto your south-facing balcony complete with a gas BBQ line—ideal for relaxing or hosting outdoors. Upstairs, you'll find two generous bedrooms and a Den, including a primary suite with a walk-in closet and a private 3-piece ensuite. A second full bathroom, an additional bedroom (perfect for guests or a home office), convenient upper-floor laundry, and extra storage complete this level. The entry level features a versatile flex space or guest bedroom, a welcoming mudroom, and access to the insulated attached garage. Located in a top-ranked school district, this townhome is surrounded by natural walking paths, green spaces, and scenic trails. You're just minutes from Aspen Landing, Westside Recreation Centre, LRT stations, and major roadways including Stoney Trail—ensuring quick access to downtown and weekend mountain getaways. This home still carries the Alberta New Home Warranty. Whether you're looking for your first home, downsizing, or investing in a prime location—this townhome has it all. Don't miss out—book your private showing today!