

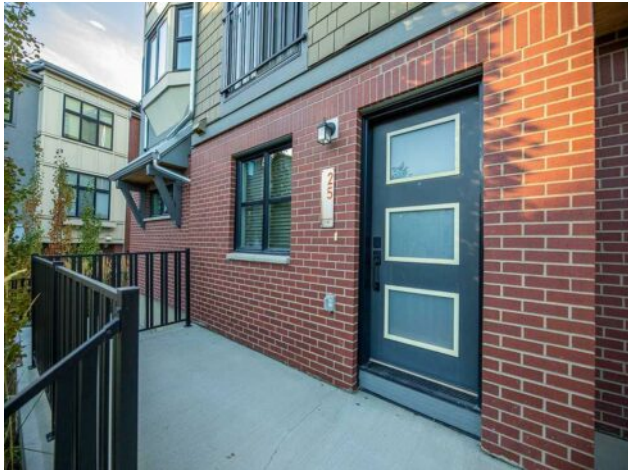


GRASSROOTS
REALTY GROUP

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25 Spring Willow Close SW
Calgary, Alberta

MLS # A2265314



\$549,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,108 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear, Insulated, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Discover this immaculately maintained, move-in ready 2-bedroom townhouse in the serene, family-friendly community of Springbank Hill. Never lived in as a home, it has been used as a stylish home office for the past 4 years and is in pristine, mint condition. The sun-drenched, south-facing front entrance opens to your exclusive-use patio overlooking a picturesque, park-like courtyard, perfect for morning coffee or leisurely afternoons. Off the main living area, the spacious north-facing balcony provides an inviting spot for relaxing or entertaining, complete with a BBQ gas line hookup. Inside, the bright and airy open-concept main floor features soaring 9-foot ceilings, beautiful wide plank flooring, a sleek modern kitchen with soft-close cabinetry, a quartz island breakfast bar, and a full stainless steel appliance package. A convenient 2-piece bathroom completes the main level. Upstairs, two generously sized bedrooms are separated for privacy, each featuring its own 3-piece ensuite bathroom with a walk-in glass shower — perfect for comfort and convenience. Laundry is ideally located on the same level. Additional highlights include a tandem double garage for 2 vehicles and low condo fees. Ideal for self-living or as a premium investment property, this exquisite townhouse is located near top-rated schools, Westside Recreation Centre, 69th Street LRT, shopping, and scenic pathways, offering a rare combination of style, comfort, and convenience in southwest Calgary.