

\$799,900 - 222, 7820 Spring Willow Drive Sw, Calgary

MLS® #A2119949

\$799,900

3 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

If you've grown up on the Westside of Calgary & have a preference towards the W-side, then this 3 bed + den, END-UNIT TOWNHOUSE w/ a 2x attached garage is the one! Nestled in Springbank Hill, you'll find the Arcola @Spring Willow, this extra wide, corner unit, w/ extra windows incl. mountain views, beautiful exterior design & steps away from your community garden w/ kid slides just outside your doors. You only have neighbours on one side, visitor parking & steps UP you'll reach your front door. Options like this don't come up often, especially in this area. With luxury finishings & a modern floor plan, you'll find a tiled front entrance, front hall closet & step into the heart of the home. Your living room is a comfortable size w/ a large sectional, centered around your BIG TV that comes w/ TV outlets. You have a California Closets custom-built console table w/ drawers, roller blinds adorn your windows (this is a sunny unit) & the living room is perfect for hosting. If you love white kitchens & contrasting matte black hardware, this kitchen will NOT disappoint. With sleek modern cabinets, matte black accessories, a large island, quartz countertops, GAS stove, waterline fridge, under cabinet lights & gorgeous pendant lights. Your dining space allows for a 6-seater table. Sliding doors onto your oversized, wrap-around, west-facing balcony w/ a gas BBQ hook-up & A/C. The Builder, Truman thought of everything! Around the corner, you have a 1/2 half bath & stairs to



the finished basement. LVP flooring, a pantry closet & a niche for a sideboard or bar cart. This unit was upgraded to add these beautiful spindles. Upstairs, youâ€™ll realize that you DONâ€™T need a detached home w/ the SIZE + features that youâ€™ll find on this floor. Your primary bedroom is big enough to fit a king bed, nightstands, dressers. You have a walk-in closet w/ California Closet features, the coffered ceiling adds elegance/drama & your windows have dual roller shades for sheer/black-out options - you even have views of the Mountains. Your ensuite has a large double vanity, lots of counter space, quartz countertops & look at the size of your shower w/ modern tile + a bench. Across the hall, youâ€™ll find 2 large bedrooms, blinds & beautiful vaulted ceilings. In the hallway, youâ€™ll find a big linen closet, laundry room & a 2nd bathroom w/ a tub. In the basement, you have a BIG extra room, that would be perfect to use as they have it, but could also be used for guests, storage or a gym, + a tankless on-demand water system. Doors lead to your insulated double attached garage w/ water-hookup. Located in Spring Bank Hill just off 17th Ave taking you downtown w/in minutes. Surrounded by million+ dollar homes + short distance to the Aspen Landing Shopping Centre where youâ€™ve got dining, grocery stores, gyms, etc. The West LRT train station, Westside Rec. Centre, quick access to the mountains + youâ€™re surrounded by established schools incl. private ones. Go make this one yours & WATCH THE VIDEO!

Built in 2021

Essential Information

MLS® #	A2119949
Price	\$799,900
Sold Price	\$785,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,596
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	222, 7820 Spring Willow Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E1

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Stove, Microwave, Other, Range Hood, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Misting System, Playground, Private Entrance, Uncovered Courtyard
Lot Description	Corner Lot, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, Landscaped, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 26th, 2024
Days on Market	21
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.