



DON'T GAMBLE WITH YOUR HOME.
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**3A Willow Crescent SW
 Calgary, Alberta**

MLS # A2224969



\$1,795,000

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|------------------|--|---------------|------------------|
| Division: | Spruce Cliff | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,533 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Garage Faces Rear, Insulated | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap | | |

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|--------------------|--|-------------------|------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Cement Fiber Board, Metal Siding , Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s) | | |

Inclusions: NA

Nestled beside the sheltering limbs of a 70-year-old larch tree, 3A Willow Crescent SW is a home that feels both grounded and elevated—deeply connected to its setting, yet purposefully designed for modern life. From the moment you step onto the front lawn, you’re met with a sense of calm. Poplar Park stretches out before you, an expanse of green that rolls effortlessly into a quiet school field beyond. It’s peaceful, picturesque, and just seven minutes from Calgary’s city centre. This is one of four homes in The Larches, a boutique development envisioned by award-winning architect Richard Davignon. Known for his ability to blend mid-century influence with contemporary function, Davignon approached this rare inner-city lot with care and creativity. The result is a home that lives large—nearly 2,600 square feet across two levels—with enduring craftsmanship and timeless character. Step inside and you’ll find a bright, open-concept layout filled with natural light. Expansive windows draw the outside in, framing views of mature trees and parkland in every direction. The kitchen is the heart of the home, custom-designed with clean lines, ample prep space, and thoughtful storage—including a hidden pantry that functions like a second kitchen. Almond-toned flooring runs throughout, softened by handmade oak railings and curated lighting that adds warmth and quiet elegance. Each of the three bedrooms offers its own private ensuite, designed with both comfort and longevity in mind. The primary suite is a true retreat, featuring a spa-inspired bathroom with a double shower, freestanding soaker tub, and a generous walk-in closet. Just down the hall, a well-appointed laundry area adds convenience, complete with built-in storage and room to spread out. At the back of the home, a private yard

unfolds—rare for this style of inner-city build—with room for summer barbecues, late-night stargazing, or a casual game of bocce. The finished garage, accessed by a quiet lane, is as thoughtfully designed as the rest of the home, with matching exterior details and room for vehicles and gear. Beneath it all lies a rock-solid foundation—literally and figuratively. From in-floor heating to future-ready systems, the home has been constructed with the kind of quality typically reserved for much larger custom builds. But what truly sets 3A apart is how effortlessly it balances form and function, design and durability, nature and neighborhood. 3A Willow Crescent SW isn't just a new home—it's a lasting one. A place designed not just to be lived in, but to evolve with you over time, rooted in beauty, comfort, and intention.