

# \$1,900,000 - 3d Willow Crescent Sw, Calgary

MLS® #A2261041

**\$1,900,000**

3 Bedroom, 4.00 Bathroom, 2,544 sqft  
Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

Set beneath the canopy of a 70-year-old larch and overlooking the green expanse of Poplar Park, 3D Willow Crescent offers a rare combination of thoughtful architecture, inner-city convenience, and space to grow.

Designed by Richard Davignon of Davignon Martin Architecture—recipient of the American Institute of Architects Award of Excellence—this residence is part of The Larches, an exclusive collection of four modern homes. Built in collaboration with Infinity Construction, the homes borrow the durability and craftsmanship usually reserved for custom estates while bringing it into a livable, just-under-2,600-square-foot footprint.

Inside, the main floor unfolds in an open concept, with a custom kitchen at its centre and oversized windows framing calm, park-like views. Handcrafted oak railings, almond-hued floors, and built-in storage create a balance of warmth and function. The second level holds three bedrooms, each with its own ensuite. The primary retreat stands apart with a freestanding soaker tub, double shower, heated floors, and a walk-in closet by California Closets.

The lower level, with 11-foot ceilings (yes, you could fit a golf simulator downstairs), radiant in-floor heating, and roughed-in solar and A/C, is ready to adapt—whether that™s a media room, gym, or bedrooms. The private



backyard is generous for inner-city living, offering room for gatherings, barbecues, or simply quiet afternoons. An oversized double garage with lane access, full yard irrigation, and carefully curated landscaping complete the property.

Every element—from Italian stone counters and Quebec-made lighting to double-pane Lux windows and hidden eavestroughs—was selected for beauty, longevity, and ease of living.

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261041    |
| Price          | \$1,900,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,544       |
| Acres          | 0.13        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3d Willow Crescent Sw |
| Subdivision | Spruce Cliff          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3C 3B8               |

Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                                      |
|--------------|------------------------------------------------------|
| Parking      | Double Garage Detached, Garage Faces Rear, Insulated |
| # of Garages | 2                                                    |

## Interior

|                   |                                                                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s), Bathroom Rough-in, Tankless Hot Water |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator                                                                                                                                                                              |
| Heating           | In Floor, Forced Air                                                                                                                                                                                                                                                                               |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                                   |

## Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers, Irregular Lot |
| Roof              | Asphalt Shingle                                                                                                                        |
| Construction      | Cement Fiber Board, Wood Frame, Metal Siding                                                                                           |
| Foundation        | Poured Concrete                                                                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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