

# \$748,900 - 254, 7820 Spring Willow Drive Sw, Calgary

MLS® #A2256371

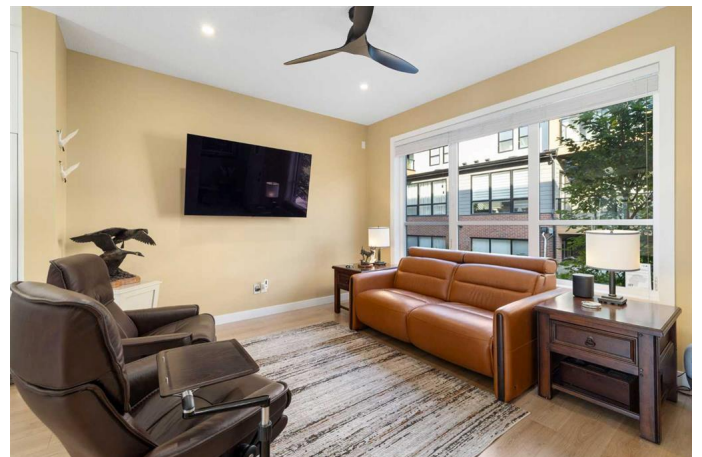
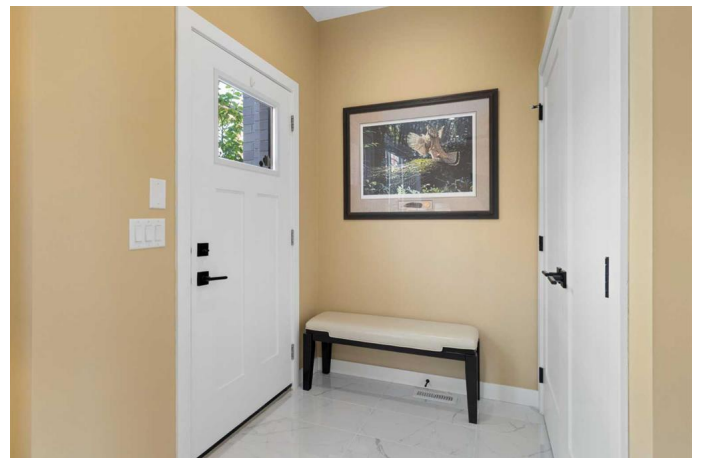
**\$748,900**

2 Bedroom, 3.00 Bathroom, 1,543 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE Saturday & Sunday, November 1st & 2nd -- 1:00pm-3:30pm \*\*\*\$30,000 Price Reduction\*\*\* -- Executive Townhome with Rare Upgrades & Unbeatable Location & Panoramic Mountain Views -- Welcome to a home that offers more than just beautiful finishes—it's designed to make everyday living easier and more enjoyable for you and your guests. Step inside to an open main floor where the living, kitchen, and dining areas flow seamlessly—perfect for entertaining or simply relaxing at the end of the day. The chef's kitchen is a true highlight, featuring both a peninsula and an island for extra prep and seating, a wall of custom cabinetry for organized storage, and a quartz coffee bar with pantry — everything you need at your fingertips. Hosting is effortless with the dining room's additional custom cabinetry and expansive quartz serving area. A stylish powder room and a sunny balcony with a natural gas hook-up extend your living space, all framed by 9-foot ceilings that add light and openness. Upstairs, you'll enjoy the privacy of two spacious primary suites, each with its own spa-like ensuite and custom walk-in closet. The main retreat feels like a boutique hotel, with soaring vaulted ceilings, oversized windows, and a seamless ensuite-to-closet design that makes mornings effortless. The second suite doubles as a smart home office or guest room/additional bedroom. Everyday conveniences are built right in, including second-floor laundry with



energy-efficient LG washer/dryer and added shelving for storage. Car lovers and hobbyists will appreciate the rare heated triple tandem garage with water spout and durable polyaspartic flooring (superior to epoxy)â€”a space as functional as it is impressive. Comfort upgrades like ultra-quiet central A/C and a central vac rough-in mean youâ€™ll move into a home ready for both convenience and long-term value. All this in one of Calgaryâ€™s most desirable west-side locationsâ€”just minutes from Aspen Landing Shopping Centre, the 69th Street C-Train, and top-rated schools. Donâ€™t miss the opportunity to own a home that truly checks every box. Call your favourite Realtor today before itâ€™s gone!

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256371      |
| Price          | \$748,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,543         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 254, 7820 Spring Willow Drive Sw |
| Subdivision | Springbank Hill                  |
| City        | Calgary                          |
| County      | Calgary                          |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3H 6E1 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Window Coverings, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer                                   |
| Heating           | Forced Air                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | See Remarks                                                                                                                                                                                                 |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Lot Description   | Landscaped                |
| Roof              | Asphalt                   |
| Construction      | Brick, Cement Fiber Board |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | September 12th, 2025      |
| Days on Market | 49                        |
| Zoning         | Multi-Residential-At Grad |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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