

# \$719,900 - 7836 Spring Willow Drive Sw, Calgary

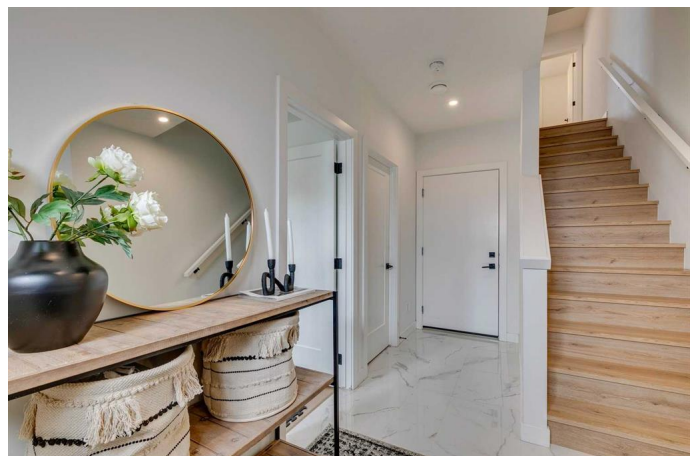
MLS® #A2264691

**\$719,900**

3 Bedroom, 3.00 Bathroom, 1,887 sqft  
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

EXCEPTIONAL VALUE IN CALGARY'S PRESTIGIOUS SOUTHWEST! Open house Saturday Oct 18th from 12PM-2PM. Welcome to this elegant 3-storey brick townhome by TRUMAN Homes. Perfectly positioned on the outer edge of the development, this residence offers enhanced privacy and serene forest views and a glimpse of the mountains from both the living area and the primary suite. The walk-up front entrance provides a warm, street-facing welcome designed for a variety of lifestyles - picture crisp fall mornings, coffee in hand, as you step out your front door to your favorite breakfast spot, nearby parks, or the scenic walking paths that define Springbank Hill. Inside, a spacious foyer and the entrance from the oversized double attached garage sets the tone with ample room for daily essentials. On this level, you'll also find a versatile bedroom or home office. The second level showcases the heart of the home, an open-concept kitchen, dining, and family area designed for both comfort and sophistication. Every detail was considered in this chef-inspired kitchen, featuring a large quartz island with continuous quartz backsplash, gas range, built-in microwave, and panelled refrigerator for a seamless finish. Just off the dining area, step onto a covered patio ideal for year-round grilling and entertaining. The upper-level hosts dual primary suites, each with walk-in closets and private ensuites, along with a convenient upper-floor laundry room. Throughout the entire home, laminate flooring



delivers durability and warmth, while matte black lighting and hardware create a cohesive, upscale aesthetic. Experience the perfect blend of luxury, location, and lifestyle -all in one of Calgary's most desirable communities.

Built in 2020

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2264691      |
| Price          | \$719,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,887         |
| Acres          | 0.10          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 7836 Spring Willow Drive Sw |
| Subdivision | Springbank Hill             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 6E1                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Basement          | None                                                                                                                                          |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                  |
| Lot Description   | Few Trees, Front Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Composite Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 8                  |
| Zoning         | M-G                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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