

\$835,000 - 652 Willingdon Boulevard Se, Calgary

MLS® #A2105156

\$835,000

4 Bedroom, 4.00 Bathroom, 1,774 sqft

Residential on 0.14 Acres

Willow Park, Calgary, Alberta

Welcome to Willow Park Estates! Don't miss this fantastic opportunity to call one of Calgary's most loved and sought-after neighborhoods your home. Revered for its maturity, charm, and peacefulness; Willow Park is near any amenity you could possibly need including South Centre Mall, Willow Park Golf and Country Club, Willow Park Shopping Village, The Trico Centre, Fish Creek Park, and easy access to major thoroughfares. Besides the fantastic location, this inviting 2-storey split home with over 2400 sq ft of finished living space has many features to give it that wow factor. Upon entering the home, you will be greeted by a warm and open living room with plenty of natural light. Also, on the main floor you will find a formal dining space perfect for entertaining, and a kitchen with a gas range, granite countertops and a deep farmhouse sink and maple cupboards. To wind down, step into your spacious sunken living room with gorgeous hardwood floors, a cozy fireplace and built-in features that really give the space that special custom feel. Continue and you have a large MAIN FLOOR BEDROOM and a powder room next to the side entrance. Upstairs are 3 bedrooms, including a full bath plus a primary bedroom completed by an ensuite. The finished basement is a large family/recreational space and is perfect for playing pool, watching sports, and just hanging out. There is even a wet bar. Another great feature is the full 3-piece bathroom. You will have ample



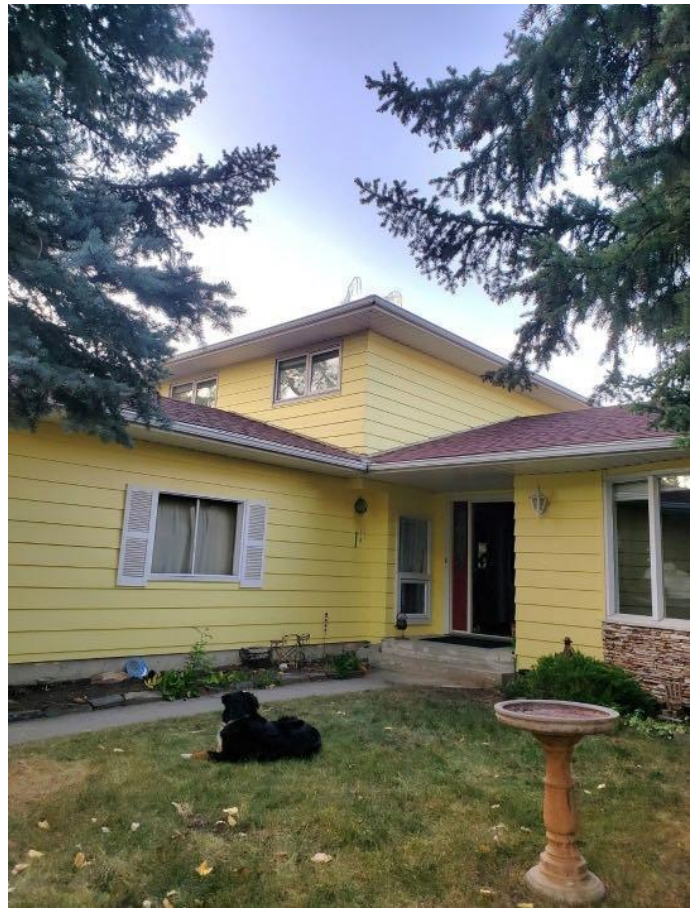
storage with a large Storage room/laundry/mechanical. Outside, you'll notice not only a front attached INSULATED/RADIANT HEAT DOUBLE GARAGE, but a SECOND DETACHED DOUBLE GARAGE 21' 4" X 21' 5" with 220v wiring and back-alley access! This is an amazing opportunity for the handymen or car enthusiasts out there. The larger lot will still allow for backyard space for your family along with a concrete patio space. This home has been thoughtfully updated and well-maintained over the years. A new furnace was installed in 2018, hot water tank in 2020 and the outside of the home was painted in 2023. It is the perfect place for a family to call home. Whether you move right in or put your own personal touch on the home-- the possibilities are endless! Bring your vision to life and call your favorite realtor today to book a showing.

Built in 1971

Essential Information

MLS® #	A2105156
Price	\$835,000
Sold Price	\$815,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,774
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information



Address	652 Willingdon Boulevard Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2B4

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Alley Access, Double Garage Attached, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, See Remarks

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	April 26th, 2024
Days on Market	63
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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