

\$799,000 - 311 Wascana Road Se, Calgary

MLS® #A2105203

\$799,000

6 Bedroom, 3.00 Bathroom, 1,359 sqft
Residential on 0.12 Acres

Willow Park, Calgary, Alberta

Step into the limelight with this stunningly renovated 6-bedroom (3 above + 3 basement), 3-full bath bungalow in Willow Park, featuring a legal basement suite and a sun-drenched South-facing backyard. Spanning total living space of 2,495 square feet, this home has been meticulously upgraded both inside and out, with attention to every detail. From the charming stone front to the sleek stucco finish, and upgraded windows, the curb appeal is undeniable.

Step through the tiled entrance into an inviting open-concept living space, seamlessly blending living, dining, and kitchen areas. Newly installed vinyl floor in 2021, flow throughout the main level, complemented by custom glass insert doors. The kitchen is a chef's dream, boasting granite countertops, maple cabinetry, modern lighting, and top-of-the-line stainless-steel appliances.

Below, discover the legal basement suite offering three bedrooms, a full bathroom, and a spacious recreation room - perfect for accommodating extended family or generating rental income. The basement kitchenette, updated in 2019, adds both style and practicality.

Conveniently located near Southcentre Mall, parks, and golf clubs, this home offers easy access to amenities and recreational opportunities. Take advantage of leisurely



walks to the nearby C-train station in around 20 minutes during the summer.

Outside, entertain on the expansive 560-square-foot patio atop the garage or unwind on the maintenance-free deck. With a new roof installed in 2021, this outdoor space is primed for enjoyment during warmer months.

Don't let this opportunity slip away. Act now to secure your piece of Willow Park paradise!

Built in 1964

Essential Information

MLS® #	A2105203
Price	\$799,000
Sold Price	\$825,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,359
Acres	0.12
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	311 Wascana Road Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1H7

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Has Basement	Yes
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Basement	Finished, Full, Suite
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Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Treed
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Roof	Asphalt Shingle
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Construction	Stone, Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	March 5th, 2024
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Date Sold	March 11th, 2024
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Days on Market	5
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Zoning	R-C1
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HOA Fees	0.00
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Listing Details

Listing Office	Grand Realty
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