

# \$599,000 - 439 Woodland Crescent Se, Calgary

MLS® #A2119950

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,235 sqft  
Residential on 0.14 Acres

Willow Park, Calgary, Alberta

Welcome to #439 Woodlands Crescent, a fantastic investment opportunity for any renovator or investor to own this 3 bedroom 1.5 bath nestled on a quiet street in the sought after neighborhood of Willow Park. This property has endless potential with its already 1250 sqft of living space with potential to add more with the attached carport which has a continued roof line allowing extra SqFt in an expansion turning this space into a desired home office or additional bedroom. Some of the MAJOR items have already been taken care of, for example a NEW ROOF, HOT WATER TANK, FURNACE, a new FENCE to enclose the property, providing privacy and security as you embark on your renovation project. Once outside you will discover a west facing untouched backyard, offering endless possibilities for a triple car garage with potential of a carriage house to add an extra income stream. With a convenient back lane, accessing your property and bringing in materials for your renovation is a breeze. The unfinished basement presents an exciting opportunity for customization, allowing you to unleash your creativity and design the space with the knowledge that demo costs have already been reduced and taking away the fear of the unknown and developing a basement right from the start. With the demo costs already lowered, you can focus on bringing your vision to life without breaking the bank. Located just minutes from Deerfoot Trail and Anderson making commuting as



convenient as possible, granting the homeowner more time to focus them on a live lifestyle. Nearby amenities include schools, South Centre and Trico family leisure center and several options for fine dining. Embrace the potential of Willow Park, where endless opportunities await your renovation vision. Don't miss your chance to turn 439 Woodlands Crescent into a masterpiece that reflects your style and creativity.

Built in 1963

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2119950    |
| Price          | \$599,000   |
| Sold Price     | \$665,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,235       |
| Acres          | 0.14        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 439 Woodland Crescent Se |
| Subdivision | Willow Park              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J 1K1                  |

**Amenities**

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

|         |                      |
|---------|----------------------|
| Parking | Carport, Parking Pad |
|---------|----------------------|

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Electric Stove          |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full, Unfinished        |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt                               |
| Construction      | Brick, Other, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2024 |
| Date Sold      | April 12th, 2024 |
| Days on Market | 2                |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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