

\$465,000 - 23, 714 Willow Park Drive Se, Calgary

MLS® #A2145898

\$465,000

2 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.00 Acres

Willow Park, Calgary, Alberta

Charming Townhome at the Willow Tree Village!

This beautifully updated townhome is nestled in one of Calgary's most welcoming neighbourhoods, offering exceptional access to shopping, schools, transit, leisure, and amenities. Located on 7 lush acres in the heart of Willow Park, the townhome includes access to a pristine private pool, hot tub, and recreation area, along with lush gardens and walking paths.

FEATURES AND UPGRADES * include NEW Laminate floors throughout the Main Floor and upstairs Bathroom, New carpet on stairs, upstairs bedrooms, and basement recreation room AND Freshly Painted Basement and Main Floor with Modern Knock-down ceilings in the Living Room, Dining Room, Kitchen and Main Level Bathroom. Other Upgrades include a New Front Storm Door, a New Window in the 2nd Bedroom, and New Window Coverings on the Main Floor.

* KITCHEN: Matching appliances including a NEW FRIDGE, NEW Microwave, Like - New BOSCH Dishwasher and NEW Light Fixtures to brighten up the Home.

* BEDROOM: The generously sized Primary Bedroom measures 16'10" Long. It has Tons of space for a KING Size Bedroom suite plus room for a vanity or cozy reading area. A Large, Lighted Walk In Closet is an additional



Bonus. The second bedroom is also spacious with an awesome VIEW and its lighted walk-in closet.

PARKING ? No Problem! The townhome comes with a dedicated covered space in the Parking Garage and plenty of On-street Parking directly in front of the townhome.

BACKYARD: This will be your favourite Area. A BRAND NEW Deck, a sweet garden area and enough room for dining and lounging space- and So much Privacy from your quiet Neighbours.

BASEMENT :

Finished, Open, Clean and Bright - there is lots of space for a Gym, Games Room or Home Theatre, Also tons of space for storage or a workshop.

LOCATION

HIGHLIGHTS: 6 minutes, to Southland LRT, 16 minutes to Downtown, 4 Minutes to Southcentre Shopping Mall, and 20 minutes to Calgary Airport, Willow Ridge Community Center, Maple Ridge Elementary and RT Alderman Junior High are all within walking distance. This Townhouse offers more than just a place to live; It provides a lifestyle! Whether you're a Professional looking for your first cool HOME, a parent searching for a quiet , safe place to raise your FAMILY, or downsizing in LUXURY for your new empty-nest lifestyle, this is the ideal place for you. With its recent upgrades and prime location, its ready for you to move in and start making MEMORIES! . DONT Miss out on this incredible opportunity to own a piece of WILLOW PARK!

Built in 1969

Essential Information

MLS® #

A2145898

Price	\$465,000
Sold Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,193
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	23, 714 Willow Park Drive Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0L8

Amenities

Amenities	Outdoor Pool, Recreation Facilities, Trash
Parking Spaces	1
Parking	Assigned, Covered, Garage Door Opener, See Remarks, Stall

Interior

Interior Features	Closet Organizers, French Door, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas Log, Living Room, Raised Hearth, Stone, Wood Burning
# of Stories	1

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle, Clay Tile
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2024
Date Sold	July 30th, 2024
Days on Market	26
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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