



**GRASSROOTS**  
REALTY GROUP

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**544 Willingdon Boulevard SE**  
**Calgary, Alberta**

**MLS # A2231672**



**\$949,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,921 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Soaking Tub		

**Inclusions:** TV Wall Mount, Entertainment Unit, Wine Rack, Light Fixtures

Willow Park &mdash; Known for its rich tree-lined streets, large lots, unbeatable access to schools, shopping, and recreation&hellip; this is where lifestyle and location meet. This charming home has been lovingly maintained for over 50 years by the same owner &mdash; a rare find these days. Sitting on a spacious lot, mere minutes to shopping, Trico Centre, Library, and Willow Park Golf & Country Club, you just cant speak enough about this location. Inside, you&rsquo;ll find a home filled with character. Unique features like a Venetian crystal, stained glass dividers and Tiffany-style lighting bring a personal touch that tells a story. And whether your taste leans toward preserving the classic charm or updating to modern finishes, the canvas is already beautiful. For those who love the look of rich wood-grain paneling in the family room, pairs perfectly with the durable narrow-slat oak hardwood flooring and durable tile. Great for pet lovers or little action heroes running around with toys in hand. Upstairs, you'll find a spacious primary bedroom with its own updated 3-piece bathroom &mdash; offering comfort, convenience, and a quiet place to recharge. Two additional bedrooms complete the upper level, ideal for kids, guests, or a dedicated home office. Downstairs, the partially finished basement gives you flexibility &mdash; with a fourth bedroom already in place and a generous recreational space ready for your vision. Media room? Home gym? You decide. Step outside and discover a backyard designed to recharge and reconnect. It's a welcome escape from the pace of daily life &mdash; blending the perfect mix of tranquility and enjoyment. Whether you&rsquo;re hosting friends, playing with the kids, or simply enjoying a quiet evening under the trees, this space is ready for what you need. This home has been meticulously cared for. When it's time to head out, you&rsquo;ll love

the quick access to 2 golf courses within the community, South Centre, Italian market, Fish Creek Library or heading to the mountains. Willow Park is more than a neighbourhood &mdash; it&rsquo;s a lifestyle. This is a perfect opportunity to make it yours. Architectural plans available.