



**330 Wascana Crescent SE  
Calgary, Alberta**

**MLS # A2305212**



**\$869,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Side		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Air Conditioner, Refrigerator, Stove, Dishwasher, Range Hood with wood detail, Built-in Microwave, Bar fridge, Blinds, Washer and Dryer, White Laundry Cabinets, White Garage Cabinets, OSB Plywood in Garage, Garage Door Opener

Welcome to 330 Wascana Crescent SE &mdash; where everyday convenience meets a beautifully updated home in the heart of Willow Park. Just steps to Willow Park School, your kids can easily walk to school, while you&rsquo;ll love being minutes from the Italian Centre, Southcentre Mall, Willow Park Village, parks, and all the amenities this quiet, established community has to offer. This bright and inviting bungalow offers just under 1,200 sq ft above grade plus a fully developed basement, featuring 5 bedrooms and 3 full bathrooms. The layout is both functional and flexible, ideal for families and those working from home. Large windows, combined with newly added pot lights throughout, create a bright and welcoming atmosphere. The living room is anchored by a stylish electric fireplace with a wood mantle and shiplap feature wall, adding warmth and character. The interior has been thoughtfully updated with modern finishes including luxury vinyl plank flooring, updated trim and baseboards, fresh paint, and sleek flat ceilings. The kitchen has been beautifully updated with new cabinetry, quartz countertops, fixtures, appliances, and a Blanco sink, while the bathrooms feature quartz countertops, custom glass showers, updated vanities, fixtures, and tile work&mdash;creating a clean, cohesive feel throughout. Mechanical updates provide long-term peace of mind, including a high-efficiency furnace, high-efficiency 60-gallon hot water tank, central air conditioning, updated ductwork including return air to all bedrooms, smart thermostat, and updated plumbing and electrical systems to meet current standards. The exterior makes a statement with its dark, modern finish, complemented by new paint, upgraded doors, refreshed landscaping with new sod, revised grading, and a new 6-foot wood fence. The private covered patio at the rear of the home, complete with a privacy wall,

creates a perfect space to relax or entertain, while a ground-level deck in the north yard offers an additional outdoor area to enjoy. A detached double garage with side lane access adds everyday convenience. Move-in ready and available for possession in early July 2026.