



**310 Wascana Crescent SE  
Calgary, Alberta**

**MLS # A2305222**



**\$828,800**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, 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 Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** in basement

This Fully renovated Bungalow is located in desirable, secure and prestige South community of Willow Park and features 5 bedroom, 3 bathrooms, attached garage and private south faced Yard. Open plan main floor offers modern vinyl flooring throughout the living and main areas, vaulted wood ceiling adds warmth and character. The open kitchen is perfect for entertaining and family gatherings, while abundance of windows fills the space with natural light. The home features on the main floor, 3 bedrooms, one full ensuite bathroom and one full common bathroom and laundry. Fully finished basement with separate entrance is perfect for in laws or nanny accommodation and offers huge recreation room, two bedrooms, own laundry and full bathroom. Single attached garage. New shingles 2025. Prime location with easy access to parks, shopping, schools, a golf course and transit. Just Move in and Enjoy the Summer.