



**444 Woodland Crescent SE**  
**Calgary, Alberta**

**MLS # A2309805**



**\$709,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Gated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Granite Counters, Kitchen Island, Separate Entrance		

**Inclusions:** N/A

Welcome to 444 Woodland Crescent SE, a rare opportunity to own a lovingly maintained 4-bedroom bi-level in the highly sought-after community of Willow Park, Calgary. Proudly owned by the original owners, this home sits on an oversized lot on a quiet crescent and offers incredible potential for families, renovators, and savvy investors alike. Step inside to discover original hardwood flooring throughout the main level, adding timeless character and warmth to the living spaces. The bright kitchen features new flooring, a functional center island cooktop, ample cabinetry, and a beautiful bay window that fills the space with natural light. The adjacent dining area creates the perfect setting for family dinners and entertaining guests. The fully developed walk-up basement with separate entrance provides exceptional flexibility and future secondary suite potential (subject to city approval). Downstairs currently offers a spacious family and games room with built-in storage, a fourth bedroom, 2-piece bathroom, and dedicated laundry area, making it ideal for multi-generational living, rental income opportunities, or additional recreation space. Outside, the expansive backyard is a standout feature, complete with mature trees, gazebo, garden sheds, rear lane access, and ample space for RV parking. Car enthusiasts, hobbyists, or anyone needing extra storage will appreciate the oversized double detached garage measuring an impressive 27' x 23'. Located in the heart of Willow Park, one of Calgary's most established and desirable southeast communities, this home offers unbeatable convenience. Enjoy quick access to Southcentre Mall, Willow Park Golf & Country Club, schools, parks, playgrounds, transit, Macleod Trail, and major commuter routes. Whether you're searching for a family home with room to grow or an investment property with

future upside, this property delivers exceptional value in a prime location.