



GRASSROOTS
REALTY GROUP

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10407 2 Street SE
Calgary, Alberta

MLS # A2335695



\$699,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Granite, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: NA

Welcome to one of Calgary's most sought-after communities—Willow Park. This meticulously maintained 4-bedroom, 3-bathroom bungalow offers exceptional pride of ownership both inside and out. From the beautifully cared-for home to the immaculate yard, every detail reflects years of thoughtful maintenance and care. Offering over two levels of developed living space, this fully finished bungalow features beautiful hardwood flooring throughout the main level, quality laminate flooring in the basement, and granite flooring in the front entrance. The recently renovated main bathroom (2025 by Marble Factory) adds a modern touch, while triple-pane windows throughout provide excellent energy efficiency and year-round comfort. The bright, functional layout is complemented by numerous mechanical updates, including a high-efficiency furnace (2017), central air conditioning (2017), new 50-gallon hot water tank (March 2026), Wi-Fi thermostat, and a new roof (2019), allowing you to move in with confidence. The fully finished basement provides outstanding additional living space with a cozy wood-burning fireplace featuring a natural gas starter, creating the perfect setting for family gatherings or entertaining. Outside, you'll appreciate the beautifully landscaped yard, natural gas BBQ hookup, a double detached garage, and a convenient through-wall 120V generator hookup for added peace of mind. The location is equally impressive. Families will love being just a 3-5 minute walk to Willow Park School — Art-Centered Learning, one of only two Calgary Board of Education schools offering this unique program. A children's playground is located at the end of the block, while the Anderson LRT Station is approximately an 8-minute walk, making commuting simple and convenient. This is a rare opportunity to own a truly move-in-ready home in one of Calgary's most

established and family-friendly neighbourhoods, offering outstanding schools, parks, transit, shopping, and exceptional long-term value.