



GRASSROOTS
REALTY GROUP

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532 Willow Park Drive SE
Calgary, Alberta

MLS # A2341926



\$715,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,156 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Smoking Home, Storage, Track Lighting		

Inclusions: Refrigerator - Basement, Electric Stove - Basement, Dishwasher - Basement, Hoodfan - Basement

Exceptional opportunity in Willow Park! Situated on a huge lot along a tree-lined street, this bi-level home offers outstanding potential in one of Calgary's most established and sought-after communities. Located among beautifully renovated homes, this property offers exceptional flexibility in a premier mature neighbourhood. Move in and enjoy, personalize it over time, or create your dream home in an established and highly desirable setting. The main level features hardwood flooring throughout, a bright living area with a large bay window and cozy wood-burning fireplace, a dedicated dining space, and a functional kitchen overlooking the expansive backyard. Two generously sized bedrooms and an updated full bathroom complete the upper level. Downstairs, the home includes a legal basement suite with its own full kitchen, two additional bedrooms, an updated bath and excellent flexibility for extended family, rental income, or a mortgage helper. Important updates include two newer high efficiency furnaces and a newer roof on the garage. Outside, the oversized yard is a standout feature. It offers a massive triple garage along with substantial additional space for RV parking, or future outdoor development. Whether you value room to play, work, or expand, this property delivers exceptional versatility. Enjoy an outstanding Willow Park location close to schools, parks, shopping, transit, golf, and major routes, while benefiting from the charm, mature trees, and established character that make this community so desirable. A rare chance to secure a large lot, legal suite, and incredible future potential in Willow Park.