



GRASSROOTS
REALTY GROUP

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316 Wascana Road SE
Calgary, Alberta

MLS # A2348082



\$775,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Suite appliances: Dishwasher, Fridge, Washer, Dryer, Electric Range, Microwave, Range hood

A renovated bungalow with over 2000 square feet of living space - located on a beautiful lot, ideally situated on a quiet, well-established street in the heart of Willow Park. With a prime location, large backyard, and oversized heated double garage, this home offers a great combination of space, updates, and versatility. The main floor is bright and inviting with real hardwood floors, an open-concept kitchen and living space, and a wood-burning fireplace that adds warmth and character. Three bedrooms and a full bathroom complete the main level, creating a functional and comfortable layout. Downstairs, the developed basement features an illegal suite that was added within the last few years, with its own side entrance and a surprisingly spacious layout. The suite includes a full kitchen, separate laundry, electric fireplace, generous living area, full bathroom with a glass walk-in shower, and a massive bedroom with a huge closet. Outside, the large backyard offers plenty of room to enjoy, while the oversized heated double garage provides excellent parking, storage, and year-round functionality. Willow Park is one of Calgary's most established communities, known for its great schools, mature surroundings, parks, and convenient access to shopping and amenities. The Italian Centre Shop is nearby, along with restaurants, everyday shopping, and easy access to major routes around the city. Renovated, versatile, and sitting on a great lot in a prime Willow Park location, this is a fantastic opportunity at a great price point.