



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

544 Willingdon Boulevard SE
Calgary, Alberta

MLS # A2348306



\$939,000

Division:	Willow Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,797 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Willow Park Estates, one of Calgary's most established and sought-after communities. Surrounded by mature tree-lined streets and generous lots, this desirable neighbourhood offers excellent schools, convenient access to shopping and recreation, and close proximity to golf—making it an exceptional place to call home. Inside, bright and comfortable living spaces feature an updated kitchen, oak hardwood flooring, and tile throughout. The inviting family room offers a warm space to relax or gather with family and friends. Upstairs, you'll find a spacious primary bedroom with a 3-piece ensuite, along with two additional bedrooms and an updated main bathroom. A fourth bedroom on the main floor provides flexibility as a home office or guest room. The partially finished basement adds even more potential, with an undeveloped recreation area ready to become a media room, fitness space, playroom, or additional living area. Outside, the beautifully maintained front yard enhances the home's curb appeal, while the private backyard features mature landscaping, lovely gardens, and plenty of room to relax, entertain, and enjoy the outdoors. The home has received more than \$65K in recent updates with new 110A electrical panel, (11) new windows, (2) H/E furnaces, R60 attic insulation, major landscaping, brand new appliances, and a freshly stained cedar exterior. Ideally located minutes from Willow Park and Maple Ridge Golf Courses, Southcentre Mall, Trico Centre, Fish Creek Library, schools, restaurants, and everyday amenities, this is a wonderful opportunity to own a well-cared-for home in one of Calgary's most desirable communities!