



GRASSROOTS
REALTY GROUP

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249 Wascana Crescent SE
Calgary, Alberta

MLS # A2348727

\$549,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Driveway, Front Drive, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: None

Open house canceled This property offers significant potential with a thoughtful design and appealing features suitable for a major renovation. Highlights include vaulted ceilings in the living and dining areas, a striking floor-to-ceiling brick fireplace, and high-quality hardwood floors throughout the home, including the hallway and bedrooms. The attached carport can be enclosed or integrated into a main floor redesign. The full basement presents opportunities for a secondary living space with side-door access or can be transformed into a family room, game area, or additional bedrooms. The large rear yard can easily accommodate a substantial garage. Recent updates feature a newer roof (approximately 10 years old), a high-efficiency furnace, a new hot water tank, and more. Located in Willow Park, the property is conveniently near LRT, boutique shopping, Southcentre Mall, golf courses, schools, a leisure center, and other amenities.