



GRASSROOTS
REALTY GROUP

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10424 2 Street SE
Calgary, Alberta

MLS # A2348809



\$649,900

Division:	Willow Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,173 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Safe

Welcome to Willow Park and this incredible opportunity to own in one of Calgary's most sought after neighbourhoods. First time on the market from the original owners, this lovingly maintained, four level split offers a welcoming layout. As you enter the home a spacious living room greets you, offering a large west facing window, gleaming hardwood floors and an adjacent dining room. The large kitchen features oak cabinets, a sunshine ceiling and an eating area. The upper level offers three generous size bedrooms and a full bathroom. The lower level offers a spacious family room with a cozy brick wood burning fireplace, an additional spacious bedroom, a conveniently located powder room and a back door with access to the walk up covered back deck and the backyard. The fourth lower level has a large flex room, laundry/furnace room and crawl space access. In recent years most windows have been replaced with new triple pane windows and a new hot water heater in (2023). The front and back yard are beautifully landscaped with plenty of perennials, shrubs and trees. The back yard is fully fenced and offers a covered deck, a vegetable garden, RV parking and a double detached car garage. Located in a wonderful neighbourhood, this home is walking distance to schools, Anderson LRT station, Southcentre Mall, Fish Creek Public Library, Willow Park Village and the Italian Centre.