



GRASSROOTS
REALTY GROUP

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637 Willowburn Crescent SE
Calgary, Alberta

MLS # A2351471



\$715,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,340 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Lawnmower, BBQ, Fertilizer/Grass Seed Spreader, Kitchen Ceiling Fan

Beautifully Maintained Bilevel in Sought-After Willow Park Welcome to this exceptionally well-maintained and clean detached bilevel, ideally situated on a quiet street in the highly desirable community of Willow Park. Known for its mature trees, established surroundings, well-built homes, and strong pride of ownership throughout the community, Willow Park offers a wonderful place to call home. This inviting property features 4 bedrooms, 2.5 bathrooms, and a double detached garage. The main level showcases beautiful hardwood flooring, while the lower level offers comfortable living space with a cozy fireplace—perfect for relaxing evenings or gathering with family and friends. The home has been thoughtfully maintained, with several important updates, including vinyl windows, a newer roof, furnace, and hot water tank, offering added peace of mind for the next owner. Enjoy the beautifully landscaped yard, mature trees, and private backyard space, complete with a rear deck that is ideal for outdoor dining, entertaining, or simply unwinding in a peaceful setting. A double garage and paved laneway add everyday convenience. The location offers an excellent balance of convenience and recreation, with easy access to schools, shopping, public transit, the LRT, hospitals, parks, and major roadways. Nearby walking and biking paths encourage an active outdoor lifestyle, while public and private golf courses and a recreation centre featuring skating rinks, swimming pools, and fitness facilities provide year-round recreational opportunities. If you appreciate a clean, well-cared-for home in a mature, established community where pride of ownership is evident throughout, this Willow Park property is well worth a look. A wonderful opportunity to enjoy comfortable living in one of the area's most desirable established communities.

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