# \$719,900 - 10004 Willowview Road Se, Calgary

MLS® #A2234308

# \$719,900

4 Bedroom, 2.00 Bathroom, 1,097 sqft Residential on 0.19 Acres

Willow Park, Calgary, Alberta

\*\*Seller Wants this Home Sold\*\* Welcome to WILLOW PARK! This property boasts one of the largest lots in the community, located just half a block from the Willow Park Golf and Country Club. This exceptionally clean 3-bedroom bungalow offers mature trees, privacy, an oversized heated double garage (accessible from a paved back alley) with a unique attached storage area, RV parking, and much more. The highlight of the property is the expansive 64' x 188' lot, zoned H-GO. The sunny west-facing backyard includes a deck and a sheltered outdoor firepit/fireplace (in "as-is" condition, requiring burner replacement and gas line reconnection), perfect for relaxing and enjoying a fire. Inside, the home is impeccably maintained, featuring gleaming hardwood floors on the main level. The spacious, open kitchen retains its original cabinets and is equipped with matching white appliances. The primary bedroom upstairs is generous in size and includes a two-piece en-suite. Two additional bedrooms complete the main floor. The fully developed lower level offers a cozy family room, a large area suitable for a games room (to accommodate a pool or ping pong table), and a spacious fourth bedroom ideal for guests or teenage kids. The utility/laundry room is particularly roomy, including a large deep freezer (included), a newer furnace and humidifier (both only 2 years old), and a water tank replaced in May 2021. This home presents immense potential for anyone looking to renovate and update a







property in one of Calgary's most desirable communities. It is conveniently located close to transportation, a library, shopping, amenities, schools, and offers an easy drive to downtown. Don't miss out on this amazing opportunityâ€"book your showing today!

#### Built in 1965

#### **Essential Information**

MLS® # A2234308 Price \$719,900

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,097 Acres 0.19

Year Built 1965

Type Residential

Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 10004 Willowview Road Se

Subdivision Willow Park

City Calgary
County Calgary
Province Alberta
Postal Code T2J 1P4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance

Appliances Dryer, Electric Stove, Garage Control(s), Microwave, Range,

Refrigerator, Washer, Freezer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Awning(s)

Lot Description Back Lane, Back Yard, Landscaped, Treed

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 24

Zoning H-GO

## **Listing Details**

Listing Office Century 21 Bravo Realty

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