

640 Willowburn Crescent SE
Calgary, Alberta

MLS # A2252926



\$729,000

Division:	Willow Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,116 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, No Smoking Home, Steam Room, Storage		

Inclusions: Trampoline - optional

For more information, please click the "More Information" button. Spacious Keith-Built Home in Willow Park. Welcome to this well-kept family home offering over 2,200 sq. ft. of developed living space on a quiet Willow Park crescent. With 4 bedrooms, 3 full bathrooms, and 3 versatile living areas, it's ideal for both family living and entertaining. Set on a generous 6,000 sq. ft. lot, the property features a private yard for gardening, kids, and summer barbecues, plus a rare 24' x 24' drive-through garage with three doors and ample driveway parking for RVs, boats, or multiple vehicles. Modern updates include enlarged triple-pane windows for abundant natural light and efficiency, a 2020 roof, central A/C, water softener, humidifier, and steam shower. Families will love the walkable location to CBE science elementary and middle schools, with Catholic and French immersion options nearby. Just minutes to the C-Train, Southcentre, Costco, Willow Park Village, and Heritage Meadows. Community highlights include Willow Ridge Community Centre, two golf courses, Trico Centre, and Fish Creek Library. Move-in ready, with plenty of potential to add value through updates in one of Calgary's most established neighbourhoods.