

# \$739,900 - 10004 Willowview Road Se, Calgary

MLS® #A2234308

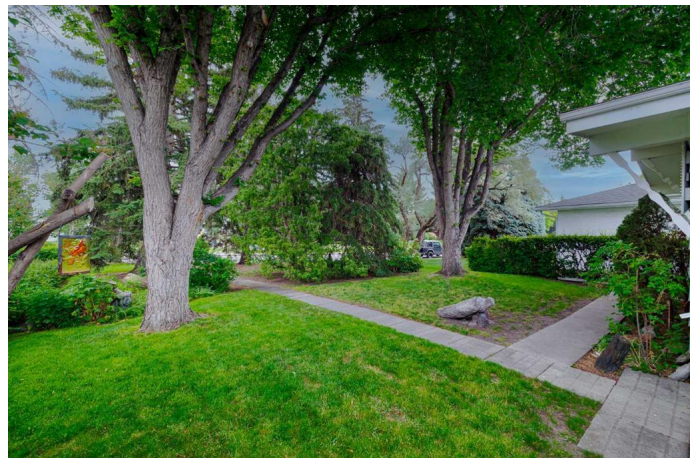
**\$739,900**

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	\$739,900
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
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Appliances	Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range, Refrigerator, Washer
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	5
Zoning	H-GO

## Listing Details

Listing Office	Century 21 Bravo Realty
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