

# \$449,500 - 26, 714 Willow Park Drive Se, Calgary

MLS® #A2195674

## \$449,500

2 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0.00 Acres

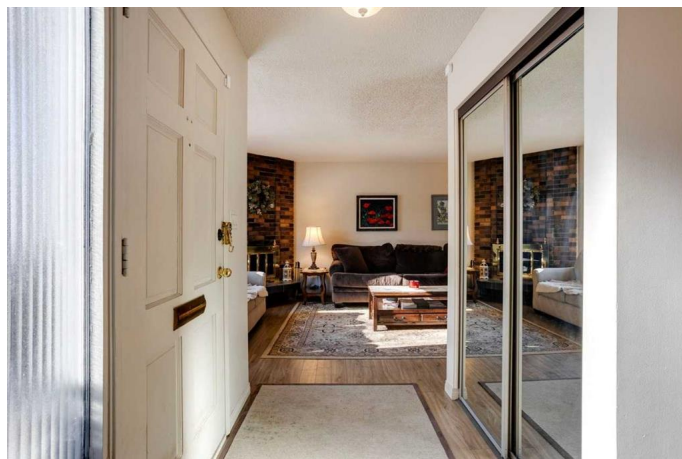
Willow Park, Calgary, Alberta

This bright and well-designed 1,253 sq. ft. townhouse spans three finished levels, offering plenty of natural light throughout and view of Willow Park Golf Course. This home features hardwood flooring, two spacious bedrooms, a welcoming living room with a cozy brick fireplace, and a formal dining area that opens onto a private and generous fenced patio. A fully developed lower level offers additional living space, featuring a large family room—ideal for a media room or multipurpose use. The property currently has a long-term, reliable tenant willing to stay. Residents have the luxury of enjoying access to top-tier amenities, including a pool, hot tub, sauna, tennis courts, horseshoe pitch, and BBQ picnic area—perfect for relaxation or entertaining guests. The unit also includes an assigned parking stall in heated parkade, adding extra convenience.

Built in 1969

## Essential Information

MLS® #	A2195674
Price	\$449,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,253
Acres	0.00



Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	26, 714 Willow Park Drive Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J0L8

### **Amenities**

Amenities	Park, Parking, Visitor Parking, Outdoor Pool, Picnic Area, Racquet Courts, Sauna, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Assigned
Has Pool	Yes

### **Interior**

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Separate Entrance, Storage, Crown Molding, Natural Woodwork, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Double Oven, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Private Entrance, Rain Gutters
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Backs on to Park/Green Space, Close to Clubhouse

Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	69
Zoning	M-CG

### **Listing Details**

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.