

# \$749,900 - 640 Willowburn Crescent Se, Calgary

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MLS® #A2252926

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.14 Acres

Willow Park, Calgary, Alberta

For more information, please click the "More Information" button.

Well-kept Keith-built home with over 2,200 sq. ft. of developed living space on a quiet Willow Park crescent

-4 bedrooms, 3 bathrooms, 3 living areas "ideal for families and entertaining"

-Spacious 6,000 sq. ft. lot with room for gardening, play, and summer barbecues

-Rare 24' x 24' drive-through garage with 3 doors plus driveway for RVs, boats, or multiple vehicles

-Enlarged triple-pane windows for abundant natural light and energy efficiency

-Roof replaced in 2020 for peace of mind

-Comfort features: central A/C, water softener, humidifier, and steam shower

-Walk to CBE Science elementary and middle schools; Catholic and French Immersion nearby

-Minutes to the C-Train, Southcentre Mall, Costco, Willow Park Village, Heritage Meadows

-Community amenities: Willow Ridge Community Centre, Willow Park and Maple



Ridge golf courses, Trico Centre, Fish Creek Library.

Built in 1965

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252926      |
| Price          | \$749,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,116         |
| Acres          | 0.14          |
| Year Built     | 1965          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 640 Willowburn Crescent Se |
| Subdivision | Willow Park                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2J 1N1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, No Smoking Home, Steam Room, Storage                                                                                                               |
| Appliances        | Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Humidifier, Microwave, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Gas Water Heater, Oven |
| Heating           | Forced Air, Natural Gas                                                                                                                                                    |

|              |                |
|--------------|----------------|
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Rain Gutters                                                                            |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt                                                                                                       |
| Construction      | Stucco, Aluminum Siding                                                                                       |
| Foundation        | Poured Concrete                                                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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