

# \$775,000 - 732 Willingdon Boulevard Se, Calgary

MLS® #A2199838

## \$775,000

4 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.18 Acres

Willow Park, Calgary, Alberta

COURT DATE IS NOW SET FOR APRIL 9TH. ALL OFFERS MUST INCLUDE THE SCHEDULE "A" AND A COPY OF THE BANK DRAFT. This 1800sq.ft. Bungalow is in a great location close to all that Willowpark has to offer. Main floor features a large living room, formal dining room, office/den, large kitchen, 2 large kids rooms, 4 pc bathroom and a master bedroom with 3 pc en suite. The lower level has a large rec room, bedroom, 4 pc bathroom, flex room, laundry and storage room. This home has had some great updates which include roof, windows, stucco exterior, eaves, hot water and some appliances however most of the interior is in original condition but well maintained. Nice large lot, front patio area, landscaped and fully fenced. Double front attached garage. Lots of potential with this home. This property is a Judicial Listing!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2199838  |
| Price          | \$775,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,802     |
| Acres          | 0.18      |
| Year Built     | 1971      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 732 Willingdon Boulevard Se |
| Subdivision | Willow Park                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2J2B4                      |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s), Natural Woodwork                              |
| Appliances        | See Remarks                                                      |
| Heating           | Forced Air                                                       |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 2                                                                |
| Fireplaces        | Basement, Gas, Mantle, Wood Burning, Den, Masonry, Raised Hearth |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Brick, Stucco                                                                     |
| Foundation        | Poured Concrete                                                                   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 14th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 36   |
| Zoning         | R-CG |

## **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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