

**640 Willowburn Crescent SE
Calgary, Alberta**

MLS # A2252926



\$729,000

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|------------------|---|---------------|-------------------|
| 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 | | |

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| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Hardwood |
| Roof: | Asphalt |
| Basement: | Finished, Full |
| Exterior: | Aluminum Siding , Stucco |
| Foundation: | Poured Concrete |
| Features: | Bar, Closet Organizers, No Smoking Home, Steam Room, Storage |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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.