

# \$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

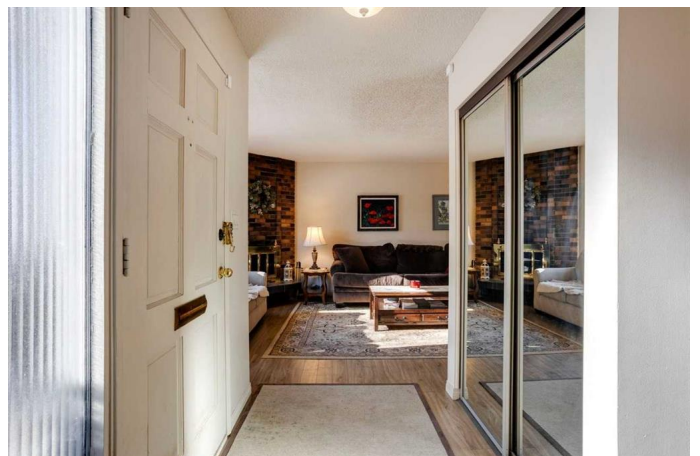
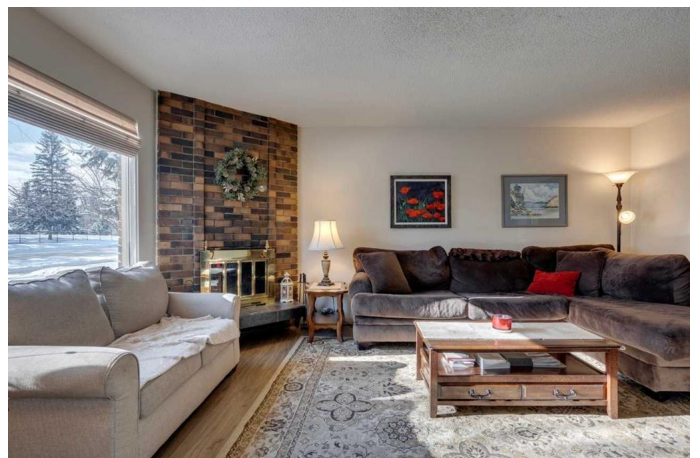
Willow Park, Calgary, Alberta

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

### **Interior**

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

### **Exterior**

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

Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	58
Zoning	M-CG

### **Listing Details**

Listing Office	Bode Platform Inc.
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