



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

26, 714 Willow Park Drive SE
Calgary, Alberta

MLS # A2239228



\$489,500

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,269 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Separate Entrance, Storage, Sump Pump(s)		
Inclusions:	Window Coverings		

This bright and well-designed 1,268 sq. ft. townhouse spans two finished levels and a partially finished basement, offering plenty of natural light throughout and view of Willow Park Golf Course. Recently repainted, with new carpeting and new wood based laminate flooring installed on the main floor, this home is move-in ready. The home features 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. 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, in building security systems and vacuflow, adding extra convenience.