



GRASSROOTS
REALTY GROUP

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519 Willingdon Boulevard SE
Calgary, Alberta

MLS # A2259504



\$698,002

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,477 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

There's a reason Willow Park is one of Calgary's most beloved communities — tree-lined streets, established schools, incredible amenities, and the warmth of a neighbourhood where people put down roots. Now, a rare opportunity has come along: a nearly 1,500 sq. ft. bungalow on a 75+ ft. wide lot, ready for its next chapter. Step inside and you'll immediately notice the pristine narrow-slat oak hardwood floors, a timeless feature that runs throughout the home. Two fireplaces invite cozy evenings with family, while large windows and a south-facing backyard ensure natural light fills your living spaces. Though the home has been lovingly maintained in its original condition, it offers endless potential — whether you're ready to renovate, reimagine, or simply enjoy it as-is. The unfinished basement is a blank canvas, ready for a recreation room, guest suite, or home workshop. Outside, the double detached garage and paved back lane add practicality, while the wide lot provides space to dream big — garden, entertain, or expand. Here, you're steps from everything: Southcentre Mall, Trico Centre, Willow Park Golf & Country Club, and all the shops, restaurants, and services that make this area so special. For families, schools are just around the corner; for lifestyle seekers, golf, recreation, and community events are part of everyday living. This isn't just a bungalow. It's an opportunity to create the home and lifestyle you've been waiting for — in a community that has it all. For Interior video, see agents you tube channel.