



GRASSROOTS
REALTY GROUP

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4, 7166 18 Street SE
Calgary, Alberta

MLS # A2263188



\$399,900

Division:	Ogden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,133 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, No Animal Home, Quartz Counters		

Inclusions: N/A

Come home to Willow. A home with a gentle, grounded presence. A place that instantly settles your shoulders the moment you step inside. Willow sits quietly against a backdrop of trees and open green space, giving you a morning view that feels more like a retreat than a townhouse in the city. Behind you, the mature green belt stretches out with the complex's tennis courts tucked into the landscape. A short two-minute walk to the east brings you into a beautiful, treed off-leash dog park that feels like an extension of your own yard. A relaxing five-minute walk to the west leads you straight to the Bow River and the Bow River Pathway, where sunrise strolls, evening runs and peaceful moments by the water become part of your daily rhythm. Willow feels like a calm breath you get to live inside. Inside, everything has been renewed with intention. Fresh vinyl flooring flows across the main level. Soft, neutral paint creates an immediate sense of ease. The kitchen has been rebuilt with new stainless steel appliances, quartz countertops and a clean modern backsplash that lifts the entire space. New carpet upstairs brings warmth to every bedroom. New carpet downstairs turns the basement into a true extension of the home. And the biggest fear most first-time buyers carry, the fear of expensive mechanical surprises, simply doesn't exist here. Willow has a brand new high-efficiency furnace. A brand new hot water tank. A brand new washer and dryer. Updated lighting throughout. Everything is finished. Everything feels new. The lifestyle Willow gives you is effortless. The yard is fully fenced. Pets are welcome. The back door opens into quiet instead of noise. This is the kind of home where young couples, dog owners and condo-upgraders finally find the space, privacy and independence they've been craving. Just down the hill are everyday

conveniences like grocery stores, caf  s, drugstores and local shops. Quarry Park with its restaurants, amenities and professional district is only a five-minute drive away. And with Deerfoot Trail and Glenmore Trail close by, you stay fully connected while still coming home to calm. What makes Willow special is how complete it feels. Low condo fees under three hundred dollars a month. A fully renovated interior. A private fenced yard. Green space behind you. A dog park a short walk away. The Bow River and pathway system just minutes from your front door. A mature neighbourhood that feels welcoming and grounded. Willow is the kind of home that feels different the moment you step inside. Calm. Modern. Comfortable. A fresh chapter ready to begin. If you want renovation, nature, charm and everyday convenience woven into one rare offering, come meet Willow in person. Stand in the yard. Look out at the trees. Walk to the river. Youll understand exactly why Willow feels like home.