



**GRASSROOTS**  
REALTY GROUP

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**612 Willoughby Crescent SE**  
**Calgary, Alberta**

**MLS # A2278698**



**\$1,095,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

**\*\*Open House | Saturday Jan 17 | 1&ndash;3 PM\*\*** Welcome to 612 Willoughby Crescent, tucked away on one of Willow Park Estates&rsquo; most coveted, quiet crescents where mature trees, pride of ownership, and seven figure homes define the street. This is your rare opportunity to own in Willow Park Estates under \$1.1M. Very few homes in this price range offer the combination of thoughtful renovations and immediate livability in such a well established, highly desirable pocket. For buyers who want to avoid a multi year renovation plan, this represents a clean, turn key entry into one of South Calgary&rsquo;s most sought after communities. Updated over the years, this 4 bedroom, 2.5 bath home delivers the character of an estate neighbourhood with the comfort of a modern interior. The open concept main floor features Brazilian hardwood floors and a chef inspired kitchen with quartz counters, cherry cabinetry, stainless steel appliances, and a statement island, designed for real life, not just show. With three distinct family living areas across multiple levels, every square foot is thoughtfully used, creating a home that feels far larger than its footprint. Upstairs offers three bedrooms including a private primary suite with ensuite, while the lower levels provide flexible space for family living, entertaining, a home office or gym. A fourth bedroom, attached heated garage, and smart layout make this a true family friendly estate home. Major upgrades over the years including windows, roof, siding, insulation, electrical, and a gas fireplace mean the big work is already done. Just steps to top rated schools, Trico Centre, Southcentre Mall, parks, and Willow Park Golf & Country Club, this home offers the location, the street, and the lifestyle buyers chase at a price point that rarely becomes available in this pocket. If you&rsquo;ve been waiting to get into Willow Park

Estates without paying estate home pricing, this is the one. CALL FOR A PRIVATE VIEWING TODAY.