



**GRASSROOTS**  
REALTY GROUP

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**9936 Warren Road SE  
Calgary, Alberta**

**MLS # A2279125**



**\$650,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, L		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot, L		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** H-GO

**Utilities:** -

**Inclusions:** N/A

Looking for a 4-bed home in Willow Park under \$650K with a dream garage and private manicured backyard? 9936 Warren Rd SE is a rare gem blending pride of ownership, smart upgrades, and walkable lifestyle just steps from Calgary's beloved Italian Centre Shop and plaza featuring Italian and European foods, including their famous deli (with world class selection), cafe, restaurant bistro, fresh produce and the busy bakery&hellip; All just steps out your back door. This well-kept bungalow offers 1,941 total finished square feet (1,040 above grade), full of warmth and natural light from triple-pane windows (2016). The updated kitchen features modern cabinetry, marble-look countertops, subway tile backsplash, and undercab lighting. The open living and dining spaces have real hardwood, and new luxury vinyl plank carries throughout. With 4 spacious bedrooms, 2 full bathrooms, a large rec room with wet bar, laundry, cold room, and separate entrance to the fully finished basement, this layout is perfect for a family, or if you like to host out of town guests, basement potential. Major mechanical upgrades include: New furnace and A/C (2023), newer water tank (2018), pot lights, attic insulation, and more. Outside, the fully landscaped yard features a big concrete patio, gazebo (included), raised garden beds, and fruit trees. It feels like a European summer right in the city. The OVERSIZED Double detached garage (23.6 x 21.4 ft) is heated, insulated, ventilated, and with 220V power and comes with 9-ft ceilings, NEW Garage door + opener and 3 remotes!&mdash;ideal for mechanics, trades, woodworking shop with extra RV parking beside it. The back alley is paved and there is a good blend of concrete patio space for BBQing and entertaining with a beautifully landscaped yard with fruit trees and garden. All this on a quiet street in Willow Park, with golf, top-rated

schools, Southland LRT, and tons of Shopping options just minutes away. Living here feels like "Italy in Calgary!" Hurry at this price it's not gonna last long! Call to book a showing today!