



GRASSROOTS
REALTY GROUP

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264 99 Avenue SE
Calgary, Alberta

MLS # A2293592



\$720,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	915 sq.ft.	Age:	1964 (62 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 264 99 Ave SE, located in the highly sought-after community of Willow Park. This home offers 6 bedrooms, 3 bathrooms, a double detached garage, and a legal secondary suite in the basement. With a bright and functional layout, it provides excellent potential for both families and investors. Willow Park is valued for its prime location, with close proximity to schools, shopping, transit, restaurants, grocery stores, the Fish Creek Library, Trico Centre, and Willow Park Golf & Country Club. Book your showing today to experience the opportunity this property has to offer.