



**301 Whitney Crescent SE
Calgary, Alberta**

MLS # A2296368



\$649,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,203 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, See Remarks		

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

Inclusions: N/A

Perfectly situated at the end of a quiet street and backing diagonally onto a large park, this updated bungalow with a west facing backyard offers an excellent opportunity! Upgrades over the years include roof shingles in 2020, a high efficiency furnace in 2015, luxury vinyl plank flooring on portions of the main level alongside the original hardwood, and a beautiful custom kitchen completed in 2019 that features crisp white shaker cabinetry with spacious pantry cupboards, stone countertops, and stainless steel appliances including a gas range. The spacious living room boasts a cozy fireplace and large windows that take in views of mature trees, and the adjoining dining area easily accommodates a full sized table. There are three generous bedrooms and a full bathroom. Completing the main level is a convenient mudroom at the back door. Downstairs you will find a large family room, 3pc bathroom, ample storage, and a laundry area with washer, dryer, and a utility sink. The heated oversized double garage and full driveway provide off-street parking for up to four vehicles, and there's a handy storage shed and covered patio as well. Enjoy being within walking distance to a myriad of amenities including multiple schools, parks, playgrounds, transit, restaurants, and shopping such as the Italian Centre Shop, Walmart, and more. Willow Park is one of Calgary's best kept secrets, contact your favorite Realtor to experience it for yourself!