



**307 Wascana Road SE
Calgary, Alberta**

MLS # A2299883



\$648,800

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: Irrigation (AS IS, not used), security shutters (one exterior blind retractor is AS IS condition, not working properly)

****OPEN HOUSE 1-3PM SUNDAY APR 12**** Welcome to 307 Wascana Road SE located on a popular street in the highly desirable community of Willow Park. After meeting the original owner and touring their family home, I can see why it's such a charming and meticulously maintained 1,132 sq. ft. bungalow showcasing timeless vintage appeal and exceptional pride of ownership. This inviting home features vaulted ceilings that enhance the sense of space and fill the main living areas with lots of natural light, creating a bright and airy atmosphere throughout. The kitchen was updated years ago but still blends modern convenience with classic character, offering a huge kitchen, tons of cabinetry and workspace for everyday living and entertaining. I love the window overlooking the backyard, the abundance of counter-space, sooo much storage, and the versatility it lends. 3 large bedrooms and a 4 piece bathroom span across one wing of this home and a vaulted front living room welcomes you. Beneath the carpet lies original hardwood flooring, presenting an exciting opportunity to further elevate the home's warmth and charm. The layout is both functional and versatile, complemented by a separate entrance that opens the door to future development potential or added privacy for extended family living. The fully finished basement offers multiple storage rooms, a 3 piece bathroom, oversized family room and 2 rooms that were bedrooms back in the day. Step outside to enjoy the sunny south-facing backyard—perfect for family fun, gardening, relaxing, or hosting summer gatherings. Car enthusiasts, hobbyists, or those in need of extra space will appreciate the impressive 22.7 x 23.4 detached heated garage, complete with an additional 6.5 x 23.4 workshop or office area, ideal for creative pursuits or a home-based business. Combining vintage character,

thoughtful updates, and immaculate condition, this well loved home offers a rare opportunity to own a truly special property with both charm and potential. Willow Park is especially popular with families thanks to its strong selection of nearby schools, including public, Catholic, and French immersion options. The area also has a multi-generational appeal, attracting long-time residents, young families, and retirees alike, contributing to it's welcoming and community-oriented atmosphere. Shopping and amenities are a major highlight, with Southcentre Mall and Willow Park Village offering everything from major retailers to boutique shops, restaurants, and everyday services just minutes from home. This blend of suburban tranquility and urban convenience is one of the key reasons Willow Park remains a highly sought-after neighbourhood.