



GRASSROOTS
REALTY GROUP

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**732 Willingdon Boulevard SE
Calgary, Alberta**

MLS # A2199838



\$775,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,802 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Walk-In Closet(s)		

Inclusions: AS IS WHERE IS - SEE SCHEDULE A

COURT DATE IS NOW SET FOR APRIL 9TH. ALL OFFERS MUST INCLUDE THE SCHEDULE "A" AND A COPY OF THE BANK DRAFT. This 1800sq.ft. Bungalow is in a great location close to all that Willowpark has to offer. Main floor features a large living room, formal dining room, office/den, large kitchen, 2 large kids rooms, 4 pc bathroom and a master bedroom with 3 pc en suite. The lower level has a large rec room, bedroom, 4 pc bathroom, flex room, laundry and storage room. This home has had some great updates which include roof, windows, stucco exterior, eaves, hot water and some appliances however most of the interior is in original condition but well maintained. Nice large lot, front patio area, landscaped and fully fenced. Double front attached garage. Lots of potential with this home. This property is a Judicial Listing!