



THE A-TEAM

RE/MAX FIRST

310 WASCANA Crescent, Calgary T2J1H5

MLS®#: A2171122 Area: Willow Park Listing Date: 10/05/24 List Price: \$849,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1964
Finished Floor Area
Abv Sqft: 1,167
Low Sqft:
Ttl Sqft: 1,167
Lot Sz Ar: 5,242 sqft
Lot Shape:

DOM

12
Layout
Beds: 5 (2 3)
Baths: 3.0 (3 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 1

Access:

Lot Feat: Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Garden
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard, Storage

Construction: Vinyl Siding
Flooring: Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Wet Bar
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 3pc Ensuite bath, Bedroom, Dining Room, Living Room, Bedroom, Bedroom, Laundry.

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Kitchen, 3pc Bathroom, Bedroom, Kitchenette, Game Room.

Furnace/Utility Room

Basement

7`9" x 7`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

2679JK

Remarks

Pub Rmks:

LOCATION...LOCATION...LOCATION....Fully renovated 5 BEDS | 3 BATH | SINGLE ATTACHED GARAGE | SIDE-ENTRANCE | PRIME LOCATION | Welcome to this charming bungalow located in the serene community of Willow Park. This home features Total 5 bedrooms 3 on the main floor and 2 bedrooms in basement 1 full ensuite bathroom and 1 full common bathroom an main floor, 1 full bathroom in basement, The main floor features vinyl flooring throughout the living and main areas, complemented by a vaulted wood ceiling that adds a touch of warmth and character. The open kitchen is perfect for entertaining and family gatherings, while the abundance of windows fills the space with natural light with stainless steel appliances. Situated on a quiet street, this home also features a side entrance, Legal finished basement with wet bar and huge recreation room, and a single attached garage. Its prime location offers easy access to schools, parks, shopping, a golf course, restaurants, transit/CTrain stations- and more! This home is ideal for families looking for convenience, comfort, and tranquility. Don't miss out on this wonderful opportunity to make this house your home!

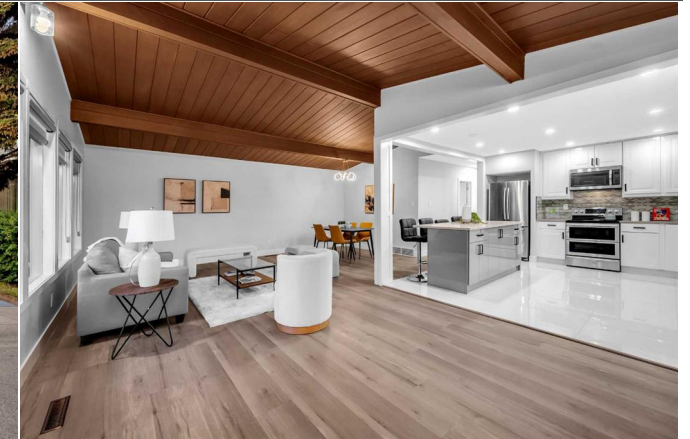
Inclusions:

Property Listed By:

N/A

Royal LePage METRO

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

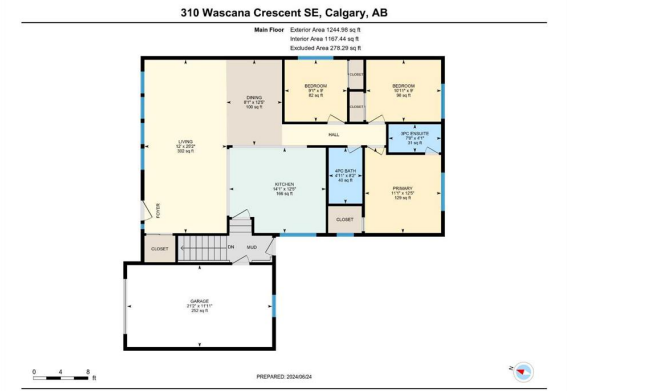
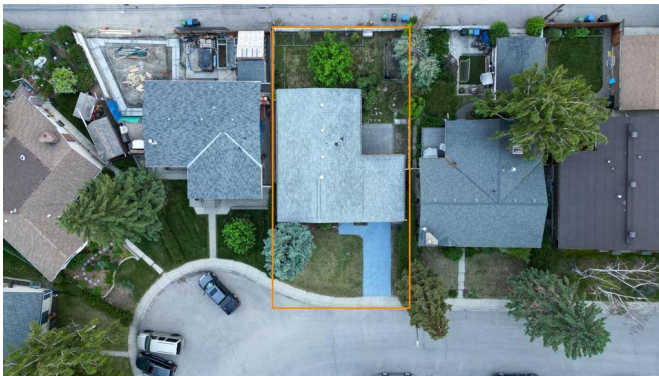
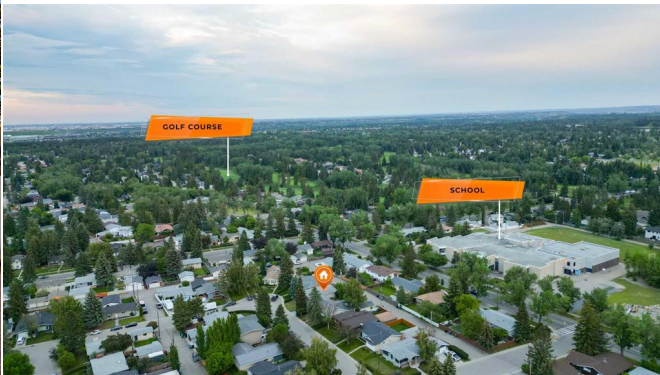




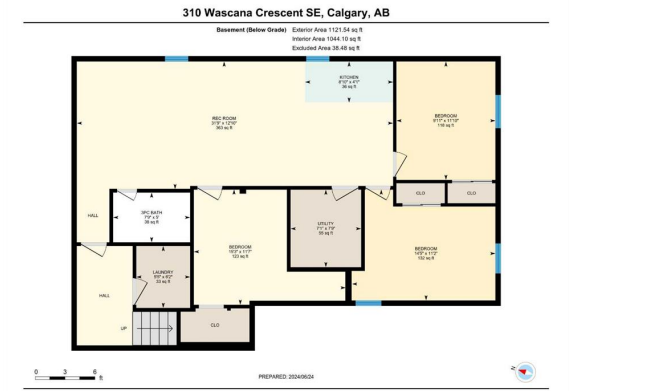








White regions are excluded from total floor area in (SQ)FE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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