



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**714 WILLOW PARK Drive #41, Calgary T2J 0L8**

MLS® #: **A2193320**

Area: **Willow Park**

Listing Date: **02/07/25**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,445**  
Low Sqft:  
Ttl Sqft: **1,445**

DOM

**15**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Private**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Clay Tile**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Pantry,Quartz Counters,Skylight(s),Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`2" x 11`9"
Dining Room	Main	13`2" x 9`10"
Bedroom - Primary	Upper	17`2" x 11`10"
Office	Upper	11`6" x 9`7"
Laundry	Lower	11`7" x 7`0"
4pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	12`10" x 9`8"
Foyer	Main	8`10" x 7`5"
Bedroom	Upper	11`3" x 9`7"
Game Room	Lower	19`5" x 16`7"
3pc Ensuite bath	Upper	
2pc Bathroom	Lower	

Legal/Tax/Financial

Condo Fee:  
**\$607**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **7510189**

Remarks

Pub Rmks: **Rarely does a home become available in this sought-after and well managed complex. Willow Tree Village offers unparalleled amenities, including a heated outdoor pool, hot tub, sauna, racquet court, and an outdoor BBQ/entertaining area perfect for hosting family gatherings. Set in a tranquil, park like setting, this beautiful community is just steps away from Willow Park Golf Course! This spacious unit boasts an abundance of natural light and stunning views, offering over 1600 square feet of living space spread across three levels. The open and inviting main floor features a cozy living room, dining area ideal for family meals, and direct access to a private back patio surrounded by mature trees. The south facing backyard provides you with your own private retreat - perfect for summer enjoyment! The large, well-designed kitchen is perfect for entertaining, featuring white cabinetry, quartz countertops, and a bright nook area. The upper level offers comfort with two spacious bedrooms, including a master suite featuring a walk-in closet and a 3-piece ensuite and the large office can easily be converted back into a third bedroom. Completing this level is a 4-piece main bath. The finished basement offers even more living space with a large recreation room, built-in desk area, plenty of storage, a utility room, and a 2 piece bath. Other features include central AC and a secure, covered parking stall with an electrical plugin. This pet-friendly complex (with board approval) is perfectly located just minutes from South Centre Shopping Centre, Anderson C-Train Station, Trico Centre, Fish Creek Library, schools, and restaurants. Enjoy easy access to Deerfoot Trail and MacLeod Trail for quick commutes. Don't miss out on this incredible opportunity to live in a prime location with all the amenities you need for a perfect lifestyle. Schedule your viewing today!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Landan Real Estate**

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













