



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**609 WILLOWBURN Crescent, Calgary T2J 1M9**

MLS®#: **A2198021**

Area: **Willow Park**

Listing Date: **03/08/25**

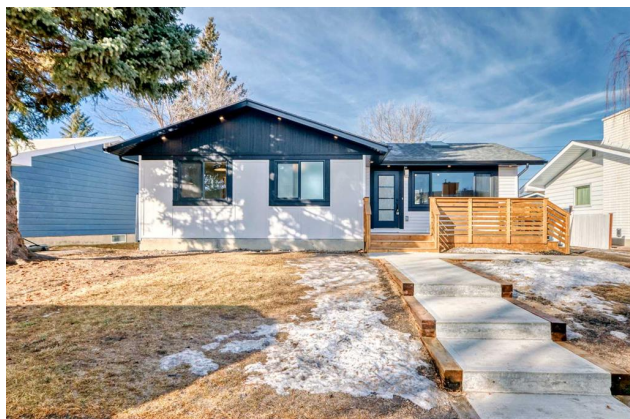
List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1965**  
Lot Information  
Lot Sz Ar: **5,500 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,138**  
Low Sqft:  
Ttl Sqft: **1,138**

DOM

**6**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot,Treed**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **None**

Construction: **Composite Siding**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Vaulted Ceiling(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"
Dining Room	Main	10`3" x 19`3"
Living Room	Main	12`9" x 12`3"
Bedroom	Lower	10`6" x 9`0"
Family Room	Lower	15`1" x 10`2"
Laundry	Main	4`11" x 3`7"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Kitchen	Main	12`10" x 11`0"
Bedroom - Primary	Main	11`11" x 11`9"
Bedroom	Main	10`6" x 10`0"
Bedroom	Lower	10`3" x 8`10"
Flex Space	Lower	9`2" x 9`7"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**3541JK**

Remarks

Pub Rmks: **Wow, beautifully renovated top to bottom for this lovely 4 bedroom home on a lovely quiet crescent. The new concrete front path leads you to your new front door and front porch. AS you step inside you will notice the newly created engineered vaulted ceilings throughout the main floor. Open concept living room with feature electric fireplace , stunning modern 2 tone cabinetry with the latest appliances including a push open wall oven with digital display. The spacious dining area has great access to the backyard and new deck through the garden doors, and a few steps away is the mud room and stairs to the lower level. This can be closed off with the barn door. Down the hall are 2 bedrooms, primary with walk in closet and ensuite, second bedroom plus main floor laundry room. The lower level has a huge family room and flex space, lovely wet bar with beverage fridge plus 2 additional bedrooms both with egress windows. All new mechanicals, plumbing and electrical, windows, finishings and new flooring throughout. Super quiet location with fenced west backyard. Lots of parks, shopping and schools within walking distance**

Inclusions: **n/a**  
Property Listed By: **Real Estate Professionals Inc.**

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

