



THE
A-TEAM

**RE/MAX
FIRST**

330 WASCANA Crescent, Calgary T2J 1H5

MLS® #: **A2201206**

Area: **Willow Park**

Listing Date: **03/12/25**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 25-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **5,123 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,177**
Low Sqft:
Ttl Sqft: **1,177**

DOM

27
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Pie Shaped Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Wood Siding**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`2" x 12`11"
Kitchen	Main	12`3" x 12`1"
3pc Ensuite bath	Main	7`5" x 6`5"
Bedroom	Main	9`5" x 9`1"
Kitchen	Lower	10`6" x 5`11"
3pc Bathroom	Lower	9`0" x 5`8"
Furnace/Utility Room	Lower	6`10" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`6" x 10`4"
Bedroom - Primary	Main	12`1" x 10`1"
Bedroom	Main	9`5" x 9`1"
3pc Bathroom	Main	8`4" x 7`4"
Guest Suite	Lower	32`2" x 10`11"
Storage	Lower	
Laundry	Lower	17`9" x 12`8"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-CG

2679JK

Remarks

Pub Rmks:

Welcome to 330 Wascana Cres SE, a charming and versatile bungalow perfectly positioned on a quiet street in the highly sought-after community of Willow Park! Whether you're a young family or an investor looking for a move-in-ready home with an illegal basement suite already in place, this home is an absolute gem. With 1,177 SQ FT of main floor living space and an additional 773 SQ FT of developed space in the basement, this home offers incredible functionality and flexibility. As you arrive, you'll immediately notice the full stone front elevation, adding to the home's curb appeal. Step inside to a bright and inviting living room, bathed in natural light coming from two large bay windows. The living room is seamlessly connected to the spacious dining area and well-equipped kitchen. With updated appliances, ample cupboard and counter space, this kitchen is perfect for both everyday family meals and entertaining. Down the hall, you'll find the primary bedroom retreat with its own ensuite and ample closet space, while two additional bedrooms provide great flexibility. One bedroom even offers direct access to a covered deck, creating the perfect spot for morning coffee or evening relaxation. The split side entry makes it easy to separate the basement living space from the main floor which increases your options and creates potential opportunity. The lower level includes a full bathroom, a spacious studio-style living area with and egress window. The well-appointed kitchen creates a great option for extended family, or guests to extend their stay and be comfortable in their own private space. Step outside, and you'll be wowed by the massive pie-shaped lot! The backyard features a firepit area, a separate deck space, RV parking, and a fantastic double detached garage—all while still leaving plenty of room for kids and pets to run and play. Located just a short walk to Willow Park School, parks, playgrounds, and shopping (including the beloved Italian Centre Shop!), this home is situated in one of Calgary's premier communities. With top-rated schools, unmatched amenities, and excellent transit options, it's no wonder families stay in Willow Park for years. Don't miss out on this rare opportunity—schedule your showing today!

Inclusions:

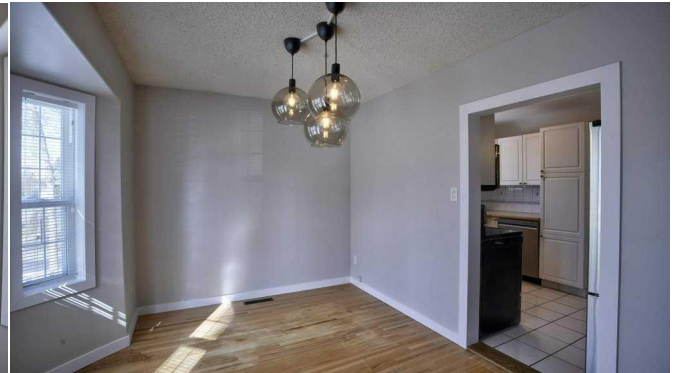
Wall mounted TV & Bracket in Basement, Main floor fireplace.

Property Listed By:

RE/MAX Landan Real Estate

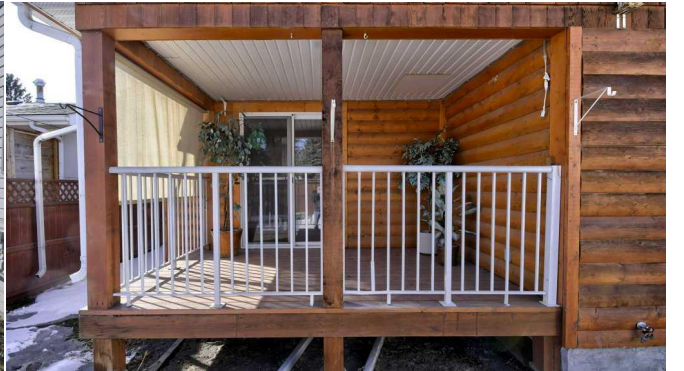
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













330 Wascana Crescent SE, Calgary, AB

Main Floor Exterior Area 1177.23 sq ft
Interior Area 1023.49 sq ft



PREPARED: 2025/03/11



White regions are excluded from total floor area in KAU/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

330 Wascana Crescent SE, Calgary, AB

Basement (Below Grade) Exterior Area 773.62 sq ft
Interior Area 681.15 sq ft
Excluded Area 231.89 sq ft



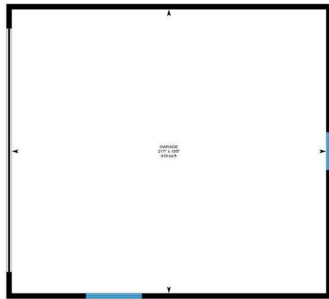
PREPARED: 2025/03/11



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330 Wascana Crescent SE, Calgary, AB

Detached (Below Grade) Excluded Area 419.23 sq ft



PREPARED: 2025/03/11



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