

# \$499,900 - 39, 714 Willow Park Drive Sw, Calgary

MLS® #A2212448

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.00 Acres

Willow Park, Calgary, Alberta

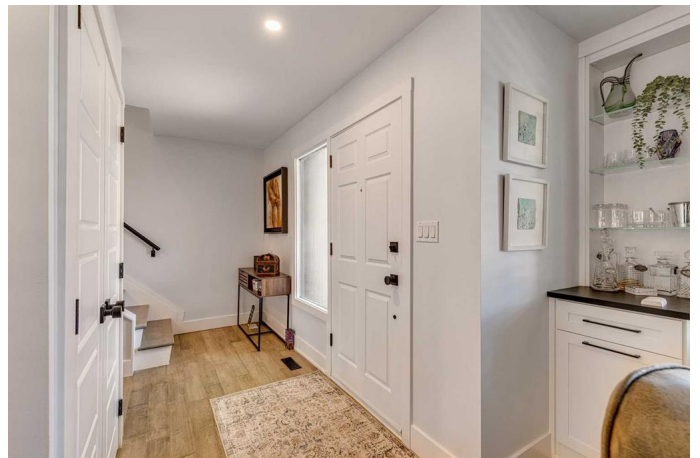
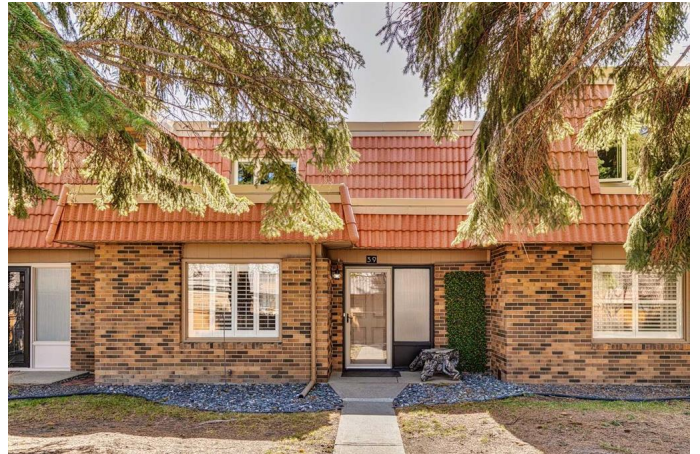
\*Open House - Sun April 20 2-4pm\* Welcome to this stunningly renovated two-storey townhome in the highly sought-after Willow Tree Village. Offering 1,957 sq. ft. of developed living space, this home perfectly blends style, comfort, and functionality.

The main and upper levels feature engineered hardwood flooring throughout and are bathed in natural light. The kitchen is a true showstopper, with Thomasville solid wood custom cabinetry, an imported Italian tile backsplash, a large quartz island, stainless steel appliances including a gas range with pot filler, and ample storage.

The living room is equally inviting, complete with a California Closets dry bar and bench, and a cozy new gas fireplace. Additional upgrades include fresh paint throughout, new windows, and fully remodelled bathrooms with custom tile flooring.

Upstairs, youâ€™™ll find a spacious primary bedroom with a California Closet and oversized walk-in closet, a beautifully finished 4-piece bathroom, and a generous second bedroomâ€™™ideal for guests, kids, or a home office.

The fully finished basement includes new carpet and additional living space for a home office, gym, or media room.



Enjoy outdoor living in your private, fenced backyard, complete with hot and cold water tapsâ€”ideal for gardening or washing up after outdoor play.

Willow Tree Village is a beautifully maintained complex featuring a heated outdoor pool, hot tub, and a communal picnic area with public barbecues, all surrounded by towering mature pines. Located directly across the street from the prestigious Willow Park Golf & Country Club and within walking distance to premium shopping and dining options such as the Italian Centre Shop, Willow Park Wines & Spirits, Caesarâ€™s Steak House, and Deville Coffee.

This is a rare opportunity to own a turnkey home in one of Calgaryâ€™s most desirable communities. Book your showing today!

Built in 1969

**Essential Information**

MLS® #	A2212448
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	39, 714 Willow Park Drive Sw
Subdivision	Willow Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0L8

### **Amenities**

Amenities	Park, Picnic Area, Secured Parking, Spa/Hot Tub, Visitor Parking, Outdoor Pool
Parking Spaces	1
Parking	Enclosed, Parkade, Stall
Has Pool	Yes

### **Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Dry Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recreation Facilities, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Awning(s), Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Clay Tile
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	9
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.