

# \$749,000 - 304 Wascana Road Se, Calgary

MLS® #A2231039

**\$749,000**

4 Bedroom, 3.00 Bathroom, 1,724 sqft

Residential on 0.16 Acres

Willow Park, Calgary, Alberta

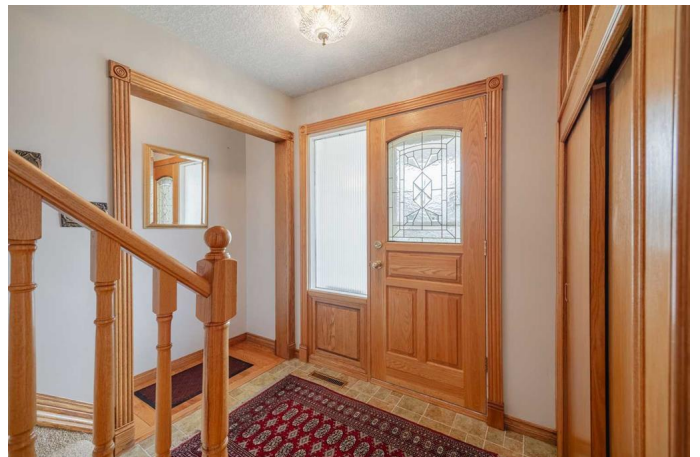
This rare 2-storey, 4-bedroom gem sits on an oversized corner lot and offers incredible space, both inside and out. Step inside and you'll find a bright and welcoming main floor featuring a spacious living room, dining area, cozy kitchen with a breakfast nook, a convenient powder room, and a versatile back workshop off the attached garage.

From the nook, walk out to your covered patio and enjoy the view of your expansive backyard – complete with a greenhouse, garden, and shed, plus plenty of room to build a double detached garage if desired.

Upstairs, you'll find a full 3-piece bathroom, a generous primary bedroom, and three additional bedrooms – perfect for a growing family or an added primary ensuite. The fully developed basement offers endless possibilities with its open layout, plus an additional full bathroom and laundry area. This home is filled with natural light, thanks to large windows throughout. Pride of ownership shines through in the many thoughtful updates over the years, including a newer roof, updated hot water tank, upgraded windows, an updated kitchen, crown molding and beautiful hardwood flooring.

Located on a quiet, family-friendly street where many long-time neighbors call home, this is a community where you'll feel welcome from day one. It's also conveniently close to schools, shopping, transit, and parks.

Don't miss your chance to call this one of



a kind homes, your own â€” it's ready for its next chapter!

Built in 1964

**Essential Information**

MLS® #	A2231039
Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,724
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	304 Wascana Road Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2j1h8

**Amenities**

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s), Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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