

# \$779,900 - 640 Willowburn Crescent Se, Calgary

MLS® #A2252926

**\$779,900**

4 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.14 Acres

Willow Park, Calgary, Alberta

For more information, please click the "More Information" button.

Family Living in Willow Park. Located on a quiet crescent in one of Calgary's most desirable neighbourhoods, this spacious home offers the perfect blend of comfort, flexibility, and convenience. Featuring four bedrooms, three bathrooms, and three separate living areas, there's plenty of space for gatherings, entertaining, and private retreat. The bright kitchen overlooks the backyard, while updated, energy-efficient windows (2015) bring in abundant natural light. Set on a 6,000 sq. ft. lot, the yard is ideal for gardening, play, or summer barbecues. A rare highlight is the oversized 24' x 24' drive-through garage with three overhead doors and a long driveway that can accommodate RVs, boats, or multiple vehicles. The roof was replaced in 2020 for added peace of mind. Walk to Maple Ridge School, R.T. Alderman, playgrounds, and the Willow Ridge Community Centre. Enjoy nearby Willow Park and Maple Ridge golf courses, the Trico Centre, plus easy access to the C-Train, Southcentre Mall, Willow Park Village, and other shopping areas. This is a rare chance to own a well-kept family home in a welcoming, tree-lined community.

Built in 1965

## Essential Information

MLS® #

A2252926



Price	\$779,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,116
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	640 Willowburn Crescent Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1N1

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Closet Organizers, No Smoking Home, Storage, Steam Room
Appliances	Dishwasher, Garage Control(s), Microwave, Stove(s), Washer/Dryer, Water Softener, Window Coverings, ENERGY STAR Qualified Refrigerator, Gas Water Heater, Humidifier, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private,

	Rectangular Lot, Fruit Trees/Shrub(s), Garden
Roof	Asphalt
Construction	Stucco, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 31st, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Easy List Realty
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