

# \$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

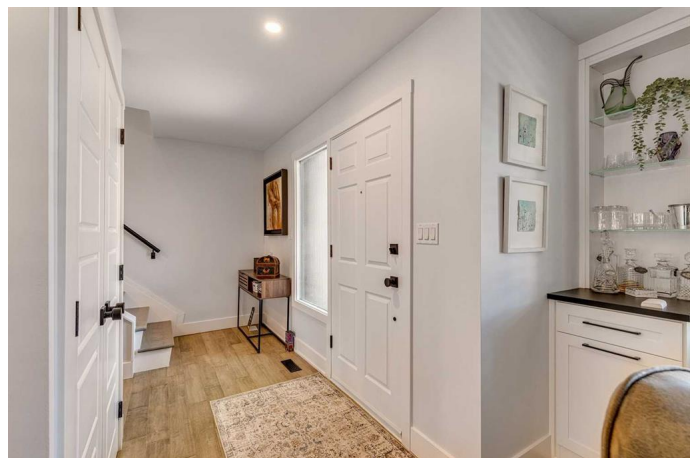
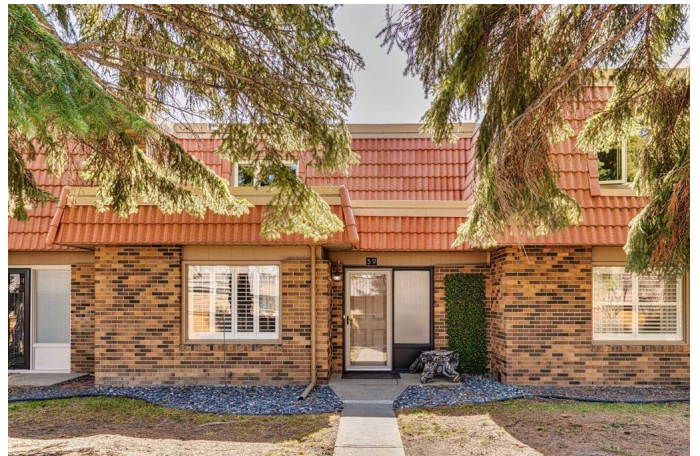
**\*Open House - Sun April 20 2-4pm\*** Welcome to this stunningly renovated two-storey townhome in the highly sought-after Willow Tree Village. Offering 1,957 sq. ft. of developed living space, this home perfectly blends style, comfort, and functionality.

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, you'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 bedroom—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 taps—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, Caesar’s Steak House, and Deville Coffee.

This is a rare opportunity to own a turnkey home in one of Calgary’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      | Outdoor Pool, Park, Picnic Area, Secured Parking, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1                                                                              |
| Parking        | Parkade, Stall, Enclosed                                                       |
| Has Pool       | Yes                                                                            |

### **Interior**

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recreation Facilities, Vinyl Windows, Dry Bar |
| 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 | 4                |
| Zoning         | M-CG             |

### **Listing Details**

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

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