

# \$729,000 - 640 Willowburn Crescent Se, Calgary

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MLS® #A2252926

**\$729,000**

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.

Spacious Keith-Built Home in Willow Park.

Welcome to this well-kept family home offering over 2,200 sq. ft. of developed living space on a quiet Willow Park crescent. With 4 bedrooms, 3 full bathrooms, and 3 versatile living areas, it's ideal for both family living and entertaining.

Set on a generous 6,000 sq. ft. lot, the property features a private yard for gardening, kids, and summer barbecues, plus a rare 24' x 24' drive-through garage with three doors and ample driveway parking for RVs, boats, or multiple vehicles.

Modern updates include enlarged triple-pane windows for abundant natural light and efficiency, a 2020 roof, central A/C, water softener, humidifier, and steam shower.

Families will love the walkable location to CBE science elementary and middle schools, with Catholic and French immersion options nearby. Just minutes to the C-Train, Southcentre, Costco, Willow Park Village, and Heritage Meadows.

Community highlights include Willow Ridge Community Centre, two golf courses, Trico Centre, and Fish Creek Library. Move-in ready, with plenty of potential to add value



through updates in one of Calgary’s most established neighbourhoods.

Built in 1965

**Essential Information**

MLS® #	A2252926
Price	\$729,000
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	Closet Organizers, No Smoking Home, Storage, Bar, Steam Room
Appliances	Dishwasher, Garage Control(s), Gas Water Heater, Microwave, Stove(s), Washer/Dryer, Window Coverings, ENERGY STAR Qualified Refrigerator, Humidifier, Oven, Water Softener
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, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 31st, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	Easy List Realty
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