

# \$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

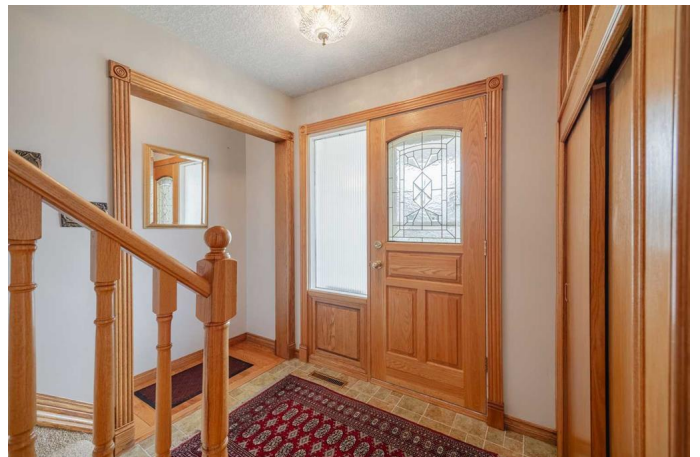
This rare 2-storey, 4-bedroom gem sits on an oversized corner lot and offers incredible space, both inside and out. Step inside and you'll find a bright and welcoming main floor featuring a spacious living room, dining area, cozy kitchen with a breakfast nook, a convenient powder room, and a versatile 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 | 13              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.