

444 Willingdon Boulevard SE  
Calgary, Alberta

MLS # A2258308

**\$895,000**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Willow Park                                                                 |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | 2 Storey                                                                    |        |                   |
| Size:     | 1,745 sq.ft.                                                                | Age:   | 1968 (57 yrs old) |
| Beds:     | 4                                                                           | Baths: | 2 full / 1 half   |
| Garage:   | Additional Parking, Alley Access, Double Garage Attached, Heated Garage, S  |        |                   |
| Lot Size: | 0.23 Acre                                                                   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I |        |                   |

|             |                                                           |            |      |
|-------------|-----------------------------------------------------------|------------|------|
| Heating:    | High Efficiency, Forced Air                               | Water:     | -    |
| Floors:     | Carpet, Hardwood                                          | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                           | Condo Fee: | -    |
| Basement:   | Full, Partially Finished                                  | LLD:       | -    |
| Exterior:   | Brick, Wood Frame, Wood Siding                            | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                           | Utilities: | -    |
| Features:   | Central Vacuum, Natural Woodwork, Open Floorplan, Storage |            |      |

**Inclusions:** Alarm System (no contract); Garage Heater in detached garage.

\*OPEN HOUSE: Saturday September 20th from 11-1 PM.\* This charming home in Willow Park is perfect for families eager to put their own stamp on a property that beams with renovation potential or for a developer seeking a prime opportunity to build new. Bursting with nostalgia and retro character, it is a true time capsule that reflects an era when family values were paramount. Constructed by Keith Homes, a builder known for quality construction and longevity. With good size, solid bones, and original mint condition details, this home has been exceptionally well maintained and is ready to inspire your creativity. The foyer, highlighted by original railed privacy screens with shelving, opens to a generous living room with a bay window and continues into the formal dining room, where oversized windows fill the home with natural light. The kitchen retains its mid-century charm with patterned vinyl flooring and a window overlooking the backyard. Just off the kitchen, a sunken family room creates a cozy retreat with a split stone-face fireplace and wood-panelled accent walls. A fourth bedroom, a nostalgic two piece powder room, a mudroom with direct access to the attached garage, an uncommon feature for its vintage complete this floor. Upstairs, the primary bedroom surprises with its own ensuite, rare for the era, along with two more family-sized bedrooms and another unforgettable bathroom that radiates mid-century character. Step back in time as you enter the lower level wood-panelled recreation room and den offering plenty of room to expand the living space. Outdoors, the curb appeal shines with mature landscaping, towering spruce trees, and a beautifully maintained private yard with ample patio space. A bonus heated detached garage with additional parking in the back is ideal for hobbyists, car enthusiasts, or as a workshop. Beside is a parking pad perfect for a trailer,

and the back alley is paved. The home sits across from St. William School, a playground, and sports field on a picturesque tree-lined street. Willow Park is one of Calgary's most desirable southeast neighbourhoods, celebrated for its mature trees, family-friendly environment, and abundant amenities including Southcentre Mall, a library, groceries, LRT station, Trico Rec Centre, Willow Park Golf and Country Club, and quick easy access to Southland Drive and Macleod Trail. With vision and creativity, this property is ready to be transformed into your family's dream home. It offers the rare chance to create something truly special, a canvas for lasting memories and new beginnings. Seize this Willow Park opportunity today and bring your vision to life!