

**264 99 Avenue SE**  
**Calgary, Alberta**

**MLS # A2293592**



**\$720,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 264 99 Ave SE, located in the highly sought-after community of Willow Park. This home offers 6 bedrooms, 3 bathrooms, a double detached garage, and a legal secondary suite in the basement. With a bright and functional layout, it provides excellent potential for both families and investors. Willow Park is valued for its prime location, with close proximity to schools, shopping, transit, restaurants, grocery stores, the Fish Creek Library, Trico Centre, and Willow Park Golf & Country Club. Book your showing today to experience the opportunity this property has to offer.