

543 Willingdon Boulevard SE
Calgary, Alberta

MLS # A2341160



\$899,900

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,743 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, RV		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures		

Inclusions: Mount for TV in basement

****OPEN HOUSE SUN SEPT 13 - 2-4pm** UPDATED PRICE **** Welcome to 543 Willingdon Blvd SE, located in the highly sought-after community of Willow Park! It's rare to find a two-storey split home in Willow Park offering an oversized detached garage, south-facing backyard, and a 55-foot-wide lot with over 6,000 sq. ft. of land. The home was professionally renovated and updated in 2017, creating a spacious and functional layout ideal for family living and entertaining. The main floor offers 1,180 sq. ft. and features a welcoming front living room, dining area, and a spacious family room with a brick-faced gas insert fireplace. The impressive designer kitchen is the heart of the home, featuring crisp white cabinetry, stainless steel appliances, a gas stove, and a large island measuring at 9'6" x 5'0", perfect for entertaining. A versatile main-floor bedroom or home office, convenient laundry/mudroom, and a 12' bathroom complete this level. Upstairs you'll find three bedrooms, including the primary bedroom with a 2-piece ensuite, along with two additional bedrooms and a large 4-piece bathroom featuring a separate shower and corner soaker tub. The generous bathroom footprint also offers excellent potential for future renovations, including the possibility of creating a larger primary ensuite. The developed basement provides additional living space with a comfortable family/recreation area, making it ideal for kids, a home gym, or office space. Plush carpeting adds comfort, while plenty of unfinished space provides excellent storage. Mechanical updates include the furnace, air conditioning, water softener were updated in 2017, the hot water tank was updated 2024. Step outside to enjoy the south-facing backyard, complete with a concrete patio and gas line for your BBQ and future patio heater, and irrigation to the grass areas. The

expansive yard offers plenty of room for additional parking, a play area, or a trampoline area (trampoline not included). The oversized 28' x 24' detached garage is a standout feature, offering two separate garage doors, a furnace (operational, sold as-is), workbench area, and an abundance of additional space for vehicles, hobbies, storage, or a workshop. Located in the established and family-friendly community of Willow Park, you'll enjoy convenient access to shopping, transit, schools, parks, and everyday amenities. With its walkable streets, mature surroundings, and welcoming community atmosphere, Willow Park is a wonderful place to call home. Don't miss this opportunity to own a spacious family home on an exceptional lot with an oversized garage in one of Calgary's most desirable southeast communities. Contact your REALTOR® today to arrange your private viewing!