

544 Willingdon Boulevard SE
Calgary, Alberta

MLS # A2353410

\$919,000

Division:	Willow Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,797 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Insulated		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Willow Park Estates—one of Calgary's most established and highly sought-after "estate" communities—where this exceptional two-owner, Colonial Cottage home built by Westglen Homes sits proudly among mature tree-lined streets and generous lots. Embracing the unparalleled lifestyle of Willow Park Estates, this residence places you just minutes from the prestigious Willow Park Golf & Country Club, Maple Ridge Golf Course, Southcentre Mall, Trico Centre, Fish Creek Library, top-rated schools, restaurants, and walk-to amenities. Offering 1,954 square feet of bright, comfortable living space, the home features an updated kitchen, rich oak hardwood flooring, ceramic tile, and a cozy family room with original built-in cabinetry and direct walk-out patio access perfect for relaxing or gathering. A main-floor fourth bedroom provides ideal flexibility for a home office or guest room, while upstairs hosts two additional bedrooms, an updated main bathroom, and a spacious primary bedroom with a private 3-piece ensuite. The undeveloped basement presents endless potential for a media room, gym, or extra living area. Outside, the property showcases brilliant curb appeal in the heart of Willow Park Estates with a freshly landscaped front yard, a private backyard with mature gardens, and a freshly stained exterior featuring beautifully maintained original cedar. Highlighting the true value of living in Willow Park Estates, the home received over \$65,000 in major structural and system updates in 2026, including a high end security system, upgraded 110A electrical panel, 11 triple-pane windows, two Trane high-efficiency furnaces, heated garage, R60 attic insulation, and brand-new appliances—offering a rare, move-in-ready opportunity in one of Calgary's premier neighborhood enclaves.