

\$850,000 - 444 Willingdon Boulevard Se, Calgary

MLS® #A2258308

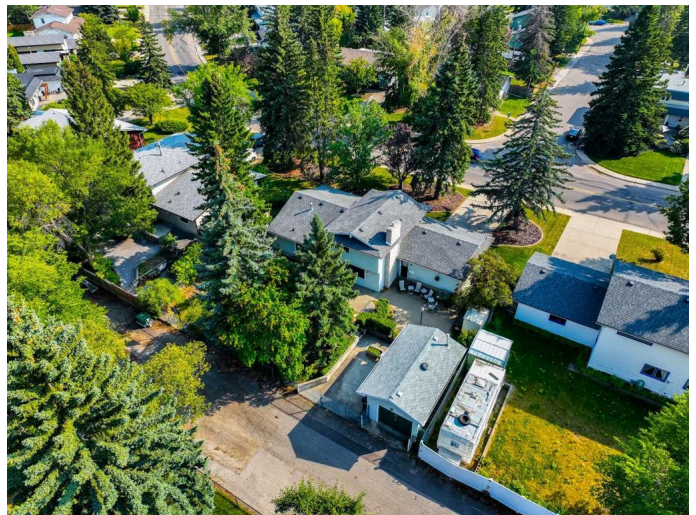
\$850,000

4 Bedroom, 3.00 Bathroom, 1,745 sqft

Residential on 0.23 Acres

Willow Park, Calgary, Alberta

OPEN HOUSE: Saturday October 4th from 1-330PM. 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, on a large 90' x 110' lot. 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!

Built in 1968

Essential Information

MLS® #	A2258308
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,745
Acres	0.23
Year Built	1968

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	444 Willingdon Boulevard Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2A7

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Attached, Heated Garage, Single Garage Detached
# of Garages	3

Interior

Interior Features	Central Vacuum, Natural Woodwork, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, Private
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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