

# \$1,175,000 - 201 Wascana Crescent Se, Calgary

MLS® #A2208229

**\$1,175,000**

4 Bedroom, 4.00 Bathroom, 2,233 sqft

Residential on 0.12 Acres

Willow Park, Calgary, Alberta

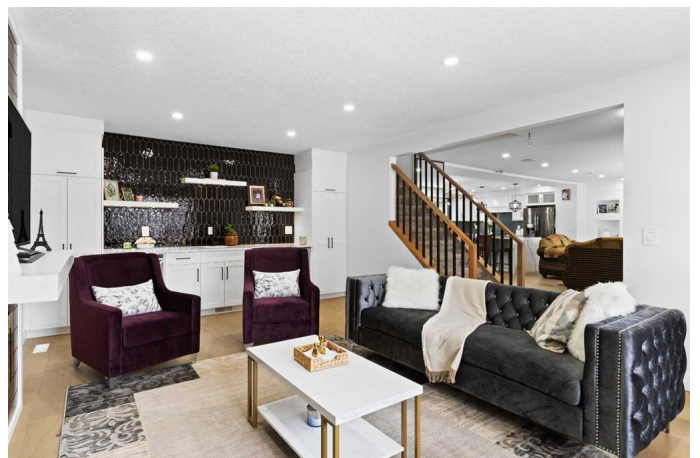
Welcome to 201 Wascana Crescent SE â€” a meticulously renovated 4-bedroom, 3.5-bathroom residence nestled in the prestigious community of WILLOW PARK.

This exceptional home effortlessly combines contemporary sophistication with practical design, offering the perfect balance of style and comfort.

Set on a generous lot, the property features a well-designed blend of outdoor living space and LOW-MAINTENANCE landscaping, ideal for both relaxation and entertaining. Upon entering, you're greeted by two expansive living areas on the main floor, providing ample room for hosting guests or enjoying quality family time.

The kitchen is truly a showstopper â€” a luxurious space where high-end finishes and thoughtful details make an immediate impression. Also on the main level is an elegant home office bathed in NATURAL LIGHT from its sunny south-facing windows, creating an inspiring workspace.

Upstairs, youâ€™ll find three generously sized bedrooms, including a grand primary suite that serves as a true retreat. It boasts a spa-inspired ENSUITE and an oversized walk-in closet with additional built-ins, ensuring plentiful storage. The two additional bedrooms offer flexible space perfect for childrenâ€™s rooms, guest suites, or additional offices. Notable upgrades include a NEW ROOF, HOT-WATER TANK, and FURNACE â€” all replaced in 2023 â€” providing modern comfort



and long-term peace of mind. The COMPLETE RENOVATION in 2023 gives the home a fresh, contemporary feel while preserving its original charm.

Outside, a spacious TRIPLE-CAR garage adds exceptional convenience for parking and storage. Located in a prime area, this home is within easy reach of top-rated schools such as Acadia School (Kâ€“6), David Thompson School (7â€“9), and Lord Beaverbrook High School (10â€“12).

This is a rare opportunity to own a fully updated home in one of Calgaryâ€™s most coveted neighborhoods. Donâ€™t miss your chance â€“ book your private showing today!

Built in 1965

Essential Information

MLS® #	A2208229
Price	\$1,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,233
Acres	0.12
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	201 Wascana Crescent Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1H3

## Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	29
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.