

# \$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

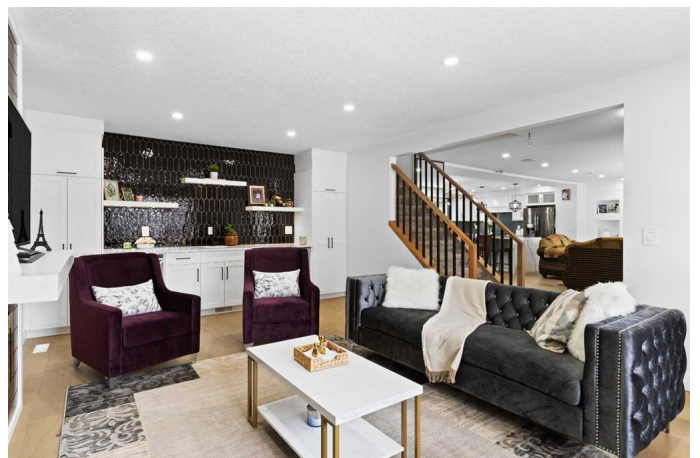
Welcome to 201 Wascana Crescent SE â€” a meticulously renovated 4-bedroom, 3.5-bathroom residence nestled in the prestigious community of WILLOW PARK.

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 | 33              |
| Zoning         | R-CG            |

## Listing Details

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

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