

# \$1,499,999 - 427 Willow Grove Crescent Se, Calgary

MLS® #A2236032

**\$1,499,999**

5 Bedroom, 3.00 Bathroom, 2,441 sqft

Residential on 0.21 Acres

Willow Park, Calgary, Alberta

Location, Lifestyle & Incredible Potential –  
Backing Onto Willow Park Golf Course!

Welcome to 427 Willow Grove Crescent – a rare opportunity to own a 5 bed, 2.5 bath home with over 3,000 sqft of living space on a spacious pie-shaped lot, backing directly onto the 8th hole of Willow Park Golf & Country Club. Situated on a quiet inlet with central green space, this home is just steps to schools, parks, transit, shopping & more. Whether you're an avid golfer or you simply appreciate tranquil surroundings, this location is sure to impress. The home features 22-ft cathedral ceilings, wood-burning fireplaces on both levels. The thoughtfully designed layout features expansive living areas and a unique floor plan offering amazing renovation potential. Whether you're looking to modernize or create a luxury dream home – this property is the perfect canvas to personalize, and bring your vision to life. Additional highlights include a double attached garage, and a golf cart gate for direct course access – perfect for the golf enthusiast. This is your chance to create your dream home on a premium lot in an unbeatable location. Properties like this, in one of Calgary's most prestigious golf communities rarely come to market – don't miss it!

Built in 1965

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2236032    |
| Price          | \$1,499,999 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,441       |
| Acres          | 0.21        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 427 Willow Grove Crescent Se |
| Subdivision | Willow Park                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2J 1N5                      |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 6                                           |
| Parking        | Double Garage Attached, Driveway, On Street |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                               |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 2                                                                                                         |
| Fireplaces        | Basement, Family Room, Wood Burning                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Crawl Space, Finished, Full                                                                               |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                     |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, On Golf Course |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Wood Frame, Wood Siding                                                 |
| Foundation        | Poured Concrete                                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 29              |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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