

**10623 Waneta Crescent SE  
Calgary, Alberta**

**MLS # A2280449**



# \$649,900

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Priv		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

**OPEN HOUSE - SUNDAY JANUARY 25TH 1-3PM.** Welcome to this beautifully maintained bungalow, nestled on a quiet crescent in the heart of Willow Park, offering over 2,200 sq. ft. of developed living space. Thoughtfully refreshed with a stylish mid-century modern aesthetic, the home showcases fresh paint, tasteful kitchen updates, and a clean, cohesive design that feels both timeless and move-in ready. Large front windows flood the spacious living and formal dining areas with natural light, creating an inviting space for both everyday living and entertaining. The well-designed main level features three bedrooms, including a comfortable primary retreat with a 4-piece ensuite. The fully developed lower level offers an expansive family room complete with a wet bar &mdash; perfect for hosting or relaxing &mdash; along with an additional bedroom, den, brand-new carpet, and a 3-piece bathroom. Pride of ownership is evident throughout, with refinished original hardwood floors, updated main floor bathrooms and kitchen, and excellent overall care. Step outside to enjoy the beautifully landscaped backyard featuring a brand-new composite deck designed for low maintenance and long-lasting enjoyment, plus additional outdoor entertaining space and a double detached garage. Ideally located within walking distance to schools, everyday amenities, Southcentre Mall, and the LRT, this turnkey home delivers comfort, style, and exceptional convenience in a highly sought-after community.