

# \$584,900 - 243 Wascana Crescent Se, Calgary

MLS® #A2258197

**\$584,900**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.13 Acres

Willow Park, Calgary, Alberta

\*\*\*\*ATTENTION INVESTORS +  
RENOVATORS\*\*\*\* WE ARE HAVING a sale  
in the UNIQUE COMMUNITY of WILLOW  
PARK for a 5,586 SQ FT CORNER LOT!  
Located on QUIET STREET within WALKING  
DISTANCE of the Willow Park School, this  
bungalow features 3 Bedrooms, 1 full  
Bathroom +1 half Baths, + a 23'4" X 23'4"  
DETACHED HEATED GARAGE!  
OPPORTUNITY KNOCKS to obtain a BLANK  
CANVAS for your CREATIVE RENOVATION  
or INVESTMENT PROPERTY, + this GREAT  
FAMILY LOCATION with THREE SCHOOLS.  
So much is within WALKING DISTANCE to all  
amenities, including the TRICO REC CENTER  
+ ACADIA REC COMPLEX +  
SOUTHCENTER MALL + WILLOW PARK  
SHOPPING CENTRE + 2 GOLF COURSES +  
MULTIPLE RESTAURANTS + MULTIPLE  
GROCERY STORES - including an ITALIAN  
MARKET! With some work or materials, this  
HOME can be tastefully upgraded + rented out  
to CREATE instant CASH FLOW or a GREAT  
property. This ONE is a NO BRAINER for  
those looking for an OPPORTUNITY to get  
into the MARKET at a REASONABLE PRICE  
in such a SOUGHT-AFTER COMMUNITY, this  
is SURE to be a VERY SAFE INVESTMENT.  
Did I MENTION this is a GREAT DEAL?!  
DON'T DELAY, types of properties don't last,  
especially AT THIS PRICE, for VERY LONG.  
This virtually staged HOME needs some  
LOVE, TIME, + ATTENTION to fix it up to its  
original CHARM. There are LARGE windows



in the MAIN Living areas allowing in NATURAL light throughout. A UNDEVELOPED BASEMENT to make it your OWN! It has a PRIVATE EAST QUIET backyard with an RV PARKING PAD and a GARDEN BED. This property has lots of POTENTIAL + would be IDEAL for a FAMILY in a PRIME COMMUNITY. Whether youâ€™re seeking a MID-CENTURY refresh or a modern redesign, the bones are solid and the potential is remarkable. Tons of VALUE in this HOME, although it will require some sweat equity from the RIGHT BUYER! Plenty of MATURE TREES + HEDGES to NURTURE. LOCATION IS EVERYTHING, and 243 WASCANA CRESCENT delivers. Youâ€™re steps to PARKS, PLAYGROUNDS, and the Willow Park Golf & Country Club, with SCHOOLS, REC CENTERS, PUBLIC LIBRARY, SHOPPING, and every amenity JUST MINUTES away. EASY ACCESS to MAJOR routes (Macleod Trail, Anderson Road and DEERFOOT) ensures a QUICK commute across Calgary, while NEARBY green spaces provide room to roam. This is your chance to secure a property with UNMATCHED potential in one of Calgaryâ€™s MOST DESIRABLE communities. Opportunities like this RARELY last - ACT FAST to make it yours!

Built in 1965

### **Essential Information**

MLS® #	A2258197
Price	\$584,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.13
Year Built	1965

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	243 Wascana Crescent Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1H4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Humidifier
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, City Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office

RE/MAX House of Real Estate

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.