

# \$1,198,000 - 11023 Willowfern Drive Se, Calgary

MLS® #A2226028

**\$1,198,000**

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.26 Acres

Willow Park, Calgary, Alberta

3,083 TOTAL SQ.FT. | 4-BED | 3.5-BATH | SOUTH-FACING 11,000+ SQ.FT. LOT | BACKING GREENSPACE | GOLF COURSE VIEWS | An opportunity rarely found in Willow Park Estates. Sitting on one of the community's largest lots (over ¼ acre) and backing directly onto green space with golf course views, this property offers exceptional potential for a full renovation or an entirely new build. The south-facing yard is deep and private, with mature trees, RV parking, and room to create an extraordinary outdoor living space or estate-sized home. The existing two-storey offers 3,000+ sq.ft. of developed space, with four bedrooms, 3.5 bathrooms, and multiple living areas. It's move-in ready or rentable while you finalize your plans. Properties of this size and location rarely come to market—steps from Willow Park Golf & Country Club and minutes to schools, shopping, and major routes. Bring your vision and make this one of Willow Park's premier addresses.

Built in 1967

## Essential Information

MLS® #	A2226028
Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,108
Acres	0.26
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	11023 Willowfern Drive Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1R6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Storage, Granite Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Close to Clubhouse, Garden

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	80
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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