

# \$825,000 - 264 99 Avenue Se, Calgary

MLS® #A2256858

**\$825,000**

6 Bedroom, 3.00 Bathroom, 915 sqft

Residential on 0.11 Acres

Willow Park, Calgary, Alberta

Welcome to 264 99 Ave SE, located in the highly sought-after community of Willow Park. This home offers 6 bedrooms, 3 bathrooms, a double detached garage, and a legal secondary suite in the basement. With a bright and functional layout, it provides excellent potential for both families and investors.

Willow Park is valued for its prime location, with close proximity to schools, shopping, transit, restaurants, grocery stores, the Fish Creek Library, Trico Centre, and Willow Park Golf & Country Club.

Book your showing today to experience the opportunity this property has to offer.

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256858    |
| Price          | \$825,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 915         |
| Acres          | 0.11        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 264 99 Avenue Se |
| Subdivision | Willow Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2J0J1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Walk-In Closet(s)                                                              |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Electric                                                                                                        |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 53                   |
| Zoning         | R-CG                 |

### Listing Details

Listing Office                      Homecare Realty Ltd.

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