

# \$859,900 - 355 99 Avenue Se, Calgary

MLS® #A2209067

**\$859,900**

5 Bedroom, 3.00 Bathroom, 1,361 sqft  
Residential on 0.12 Acres

Willow Park, Calgary, Alberta

Open House Sunday 1:00-3:00. This beautifully updated home feels like new, with extensive renovations throughout. From brand-new bathrooms, windows, and floors to a completely modernized kitchen, exterior, and mechanical systems, every detail has been thoughtfully updated. The home is move-in ready, with all-new appliances! There is over 2200 sq feet of renovated living space in this home, 1361 on the main level and 900 sq ft in the lower level.

Features:

5 spacious bedrooms and 3 full bathrooms

The main floor offers an open, bright layout with a stunning great room and a new kitchen, complemented by a stylish 4-piece bathroom. LED accent lighting enhances the ambiance throughout the home.

The primary bedroom boasts a luxurious 5-piece ensuite, featuring a soothing soaker tub, a generous walk-in shower, and a large walk-in closet.

The fully developed lower level includes a large family area, a 4-piece bathroom, a kitchenette, a separate laundry room, and two roomy bedrooms.

The oversized double garage features a second floor, offering the potential to rent out for \$1,600+ per month, making it an excellent option for offsetting mortgage costs.

Located across from a tot lot, this home



provides easy access to schools and amenities, making it perfect for families.

With high-quality renovations and upgrades throughout, you won't want to miss this opportunity—come see it for yourself and be impressed!

Built in 1966

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209067    |
| Price          | \$859,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,361       |
| Acres          | 0.12        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 355 99 Avenue Se |
| Subdivision | Willow Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2J 0J5          |

**Amenities**

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

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No |
|-------------------|-------------------------------------------------------------------------|

|                 |                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting<br>Central Air Conditioner, Dishwasher, Electric Stove, Microwave,<br>Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Natural Gas, ENERGY STAR Qualified Equipment                                                                                                                                        |
| Cooling         | ENERGY STAR Qualified Equipment                                                                                                                                                     |
| Fireplace       | Yes                                                                                                                                                                                 |
| # of Fireplaces | 2                                                                                                                                                                                   |
| Fireplaces      | Electric                                                                                                                                                                            |
| Has Basement    | Yes                                                                                                                                                                                 |
| Basement        | Finished, Full                                                                                                                                                                      |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Other                         |
| Lot Description   | Back Lane, Front Yard         |
| Roof              | Asphalt                       |
| Construction      | Composite Siding, See Remarks |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 26              |
| Zoning         | R-CG            |

## Listing Details

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Baxter & Associates Real Estate Services |
|----------------|------------------------------------------|

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