



9936 Warren Road Calgary Alberta

\$650,000

Looking for a 4-bed home in Willow Park under \$650K with a dream garage and private manicured backyard? 9936 Warren Rd SE is a rare gem blending pride of ownership, smart upgrades, and walkable lifestyle just steps from Calgary's beloved Italian Centre Shop and plaza featuring Italian and European foods, including their famous deli (with world class selection), cafe, restaurant bistro, fresh produce and the busy bakery... All just steps out your back door. This well-kept bungalow offers 1,941 total finished square feet (1,040 above grade), full of warmth and natural light from triple-pane windows (2016). The updated kitchen features modern cabinetry, marble-look countertops, subway tile backsplash, and undercab lighting. The open living and dining spaces have real hardwood, and new luxury vinyl plank carries throughout. With 4 spacious bedrooms, 2 full bathrooms, a large rec room with wet bar, laundry, cold room, and separate entrance to the fully finished basement, this layout is perfect for a family, or if you like to host out of town guests, basement potential. Major mechanical upgrades include: New furnace and A/C (2023), newer water tank (2018), pot lights, attic insulation, and more. Outside, the fully landscaped yard features a big concrete patio, gazebo (included), raised garden beds, and fruit trees. It feels like a European summer right in the city. The OVERSIZED Double detached garage (23.6 x 21.4 ft) is heated, insulated, ventilated, and with 220V power and comes with 9-ft ceilings, NEW Garage door + opener and 3 remotes!—ideal for mechanics, trades, woodworking shop with extra RV parking beside it. The back alley is paved and there is a good blend of concrete patio space for BBQing and entertaining with a beautifully landscaped yard with fruit trees and garden. All this on a quiet street in Willow Park, with golf, top-rated schools, Southland LRT, and ton...

4pc Bathroom 5.58 Ft x 9.25 Ft

Laundry room 3.50 Ft x 10.50 Ft

Bedroom 15.00 Ft x 10.75 Ft

Primary Bedroom 10.00 Ft x 12.00 Ft

Bedroom 9.33 Ft x 9.08 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

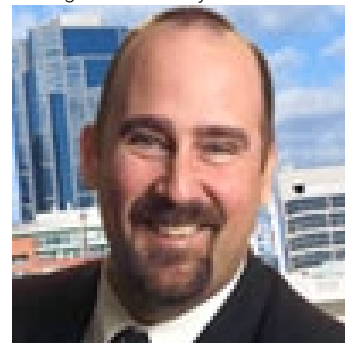
Bedroom 9.33 Ft x 9.00 Ft

Living room 14.50 Ft x 12.83 Ft

Dining room 12.50 Ft x 8.58 Ft

Kitchen 8.42 Ft x 11.92 Ft

Listing Presented By:



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