

\$725,000 - 17 Windermere Road Sw, Calgary

MLS® #A2251701

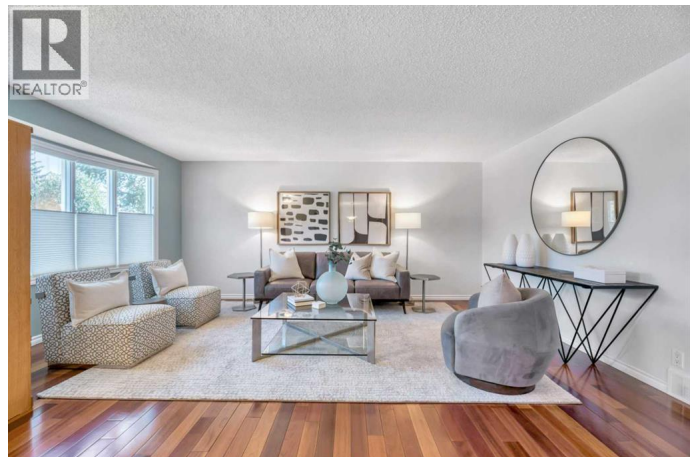
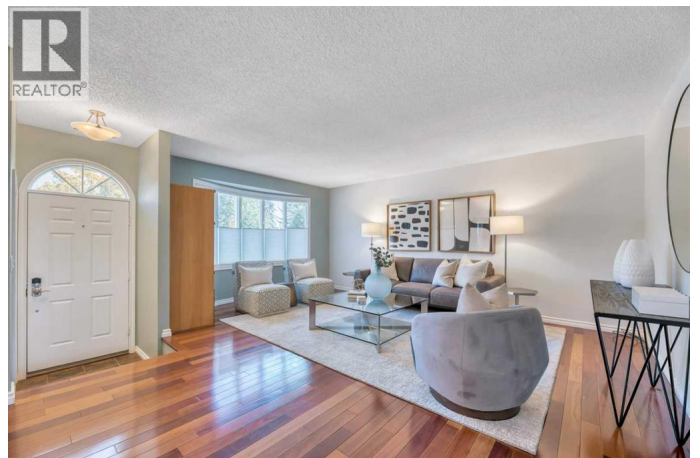
\$725,000

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Single Family on 0.12 Acres

Wildwood, Calgary, Alberta

An incredible opportunity awaits in the heart of Wildwood, one of Calgary's most desirable and established communities. This well-loved 4-bedroom, 2-bathroom bungalow (with 2 bedrooms down, non-egress) has been cherished by the original owners – a true reflection of pride of ownership and long-term care. The main floor greets you with rich hardwood floors, a sun-filled living room, and a seamless flow into the dining space. A cozy breakfast nook offers the perfect spot to start your day, while triple-pane windows throughout fill the home with natural light and enhance year-round comfort. The bright, functional kitchen comes with newer appliances and room to make it your own. The lower level is well designed with two additional bedrooms, a full bathroom, and a generous recreation area – perfect for family movie nights, hobbies, or a home office. Step outside to the south-facing backyard, a private retreat for gardeners and outdoor enthusiasts alike. With mature landscaping, plenty of sunshine, and a newer fence (2021), it's a space to relax, play, or entertain. An oversized single garage provides extra storage and workshop potential. Notable updates include a hydronic furnace (2010) and hot water tank (2017). Tucked away on a quiet street, you're just minutes to Edworthy Park, the Bow River pathway system, top-rated schools, and local shops. Quick access to Bow Trail makes commuting downtown or escaping to the mountains effortless. Whether you're



ready to move right in, personalize with a renovation, or invest for the future, this is a rare chance to secure a fantastic home in Wildwood. (id:6289)

Built in 1961

Essential Information

Listing #	A2251701
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,090
Acres	0.12
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	17 Windermere Road Sw
Subdivision	Wildwood
City	Calgary
Province	Alberta
Postal Code	T3C3K2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	4
Parking	Detached Garage, Oversize, See Remarks
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Window/Sleeve Air Conditioner, Dishwasher, Stove, Dryer, Microwave, Freezer
Heating	Forced air
Cooling	Window air conditioner, Wall unit
# of Stories	1

Has Basement Yes

Exterior

Exterior Vinyl siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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