

# \$750,000 - 3 Walnut Drive Sw, Calgary

MLS® #A2261389

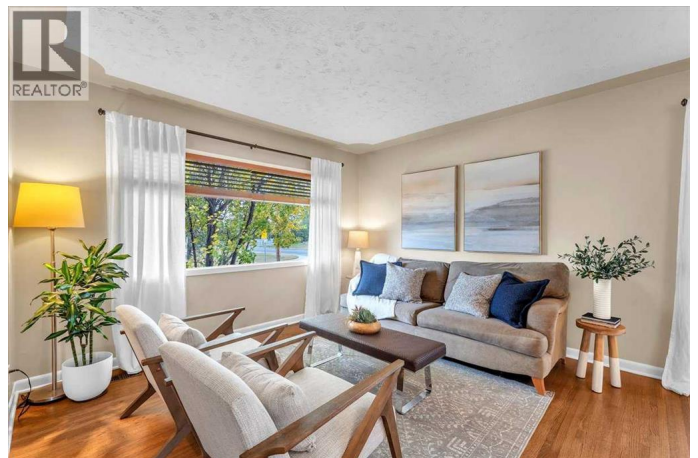
**\$750,000**

4 Bedroom, 2.00 Bathroom, 987 sqft

Single Family on 0.14 Acres

Wildwood, Calgary, Alberta

Welcome to 3 Walnut Dr. SW, a beautifully updated family bungalow perfectly situated on a desirable H-GO zoned corner lot in Calgary's sought-after Wildwood community. Combining timeless charm with modern upgrades, this home offers the ideal balance of a quiet community focussed lifestyle and easy access to downtown and the mountains. Step inside to discover refinished original hardwood floors that flow through a bright and inviting main level. The open-concept living and dining areas connect seamlessly to the renovated kitchen, complete with granite countertops, a central island with bar seating, a gas range, under-cabinet lighting, and a built-in water filtration system, perfect for everyday family living and entertaining. The home features four bedrooms and two full bathrooms (three bedrooms up, one down), giving families flexibility for growing needs, guest space, or a home office. The lower level extends your living space with a cozy wood-burning stove, a large storage room, and the comfort of an on-demand water system, water softener, and high-efficiency furnace. Outdoors, the west-facing backyard is a true retreat. Enjoy evenings on the multi-tiered deck shaded by mature trees, gather around the firepit, or tend to garden boxes. A shed and a double back gate to the alley add convenience, while the oversized single detached garage - heated with both electric and wood stove, and outfitted with shelving and workbenches - makes an



excellent workshop.Families will love the location: walk to Wildwood Elementary, Vincent Massey Junior High, and St. Michael School. Explore nearby Edworthy Park, Douglas Fir Trail, and the Wildwood Community Association amenities including tennis, pickleball, skating, and community gardens. Commuting is simple with bus routes and the C-Train nearby.This is more than a home, itâ€™s a lifestyle. Friendly neighbors, community block parties, and quick access to both the city core and the mountains make Wildwood one of Calgaryâ€™s most beloved communities. (id:6289)

Built in 1956

Essential Information

Listing #	A2261389
Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Square Footage	987
Acres	0.14
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3 Walnut Drive Sw
Subdivision	Wildwood
City	Calgary
Province	Alberta
Postal Code	T3C3H2

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	3

Parking	Detached Garage, Garage, Heated Garage, Oversize, Street
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Water softener, Range - Gas, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Concrete, Stucco, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Broker
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