

\$745,000 - 4736 Worcester Drive Sw, Calgary

MLS® #A2264201

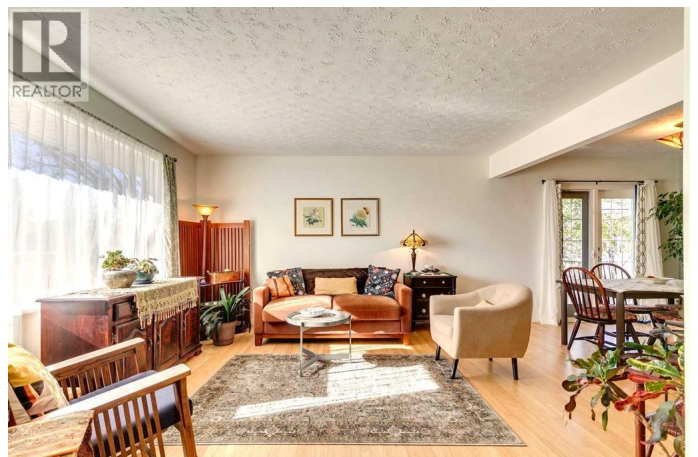
\$745,000

4 Bedroom, 3.00 Bathroom, 1,049 sqft

Single Family on 0.15 Acres

Wildwood, Calgary, Alberta

Opportunity Knocks! Here's your chance to enjoy an extensively updated 4-bed, 2.5-bath bungalow with a bright and airy (illegal) basement suite, oversized double detached garage, and large fenced lot in sought-after, inner-city nature haven - Wildwood! Over the past 5.5 years, many upgrades have been completed. They include the addition of a main-floor guest bathroom and primary bedroom walk-in closet. Numerous new windows have been installed, including 3 large basement windows in window wells, which make the lower level sunny and bright throughout and ensures the basement bedroom is fully egress-compliant. The lower level also has an attractive kitchenette, a large and inviting living area, a full bathroom, and a large laundry/utility room with extra storage space. Upstairs on the main floor, you'll enjoy sunlit living and dining rooms, 3 bedrooms, 1.5 bathrooms, and a newer kitchen with upper cabinets to the ceiling and quartz countertops. The dining room features French doors that open to the side deck, which wraps around to the backyard, perfect for alfresco summer dining. The yard is large, private, and charming with extensive flowerbeds and landscaping. A bespoke interlocking stone front walkway, fully fenced backyard, double detached garage, and additional 8 x 4 storage shed all add to the outdoor appeal and enjoyment of this home. The furnace and roofing were both replaced in 2016. Moreover, you're in Wildwood! Numerous K-9 schools are



in easy walking distance, as is the community centre with a hockey rink, nursery school, yoga classes, sports courts, fire pit, and community garden. At the west end of Worcester Drive, you'll find direct access to Edworthy Park and the Edworthy off-leash park. Head down to the Bow River or the Douglas Fir Trail on foot or over to the Shaganappi Golf Course for summer golf or winter cross-country skiing. Wildwood is an amazing neighbourhood with a vibrant community of residents who rarely leave. A great place to raise a family; enjoy a quiet, nature-oriented lifestyle; and still have an easy commute downtown. THE OPPORTUNITY IS YOURS - YOUR WILDWOOD HAVEN AWAITS! (id:6289)

Built in 1959

Essential Information

Listing #	A2264201
Price	\$745,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,049
Acres	0.15
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4736 Worcester Drive Sw
Subdivision	Wildwood
City	Calgary
Province	Alberta
Postal Code	T3C3L6

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, French door, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	1
Basement	Suite

Exterior

Exterior	Stucco, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

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