

\$749,900 - 4 Windermere Road Sw, Calgary

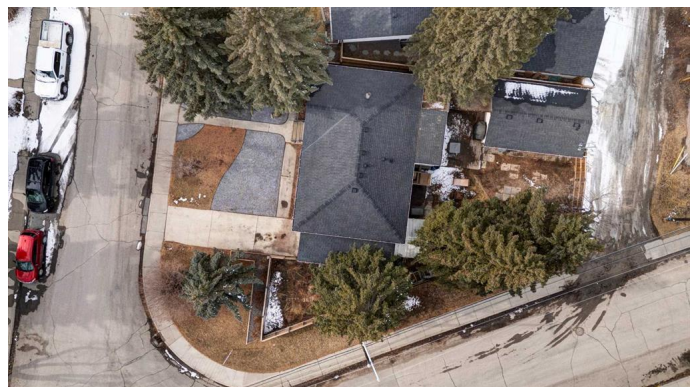
MLS® #A2199009

\$749,900

4 Bedroom, 2.00 Bathroom, 930 sqft
Residential on 0.14 Acres

Wildwood, Calgary, Alberta

Did you think home ownership in Wildwood was an impossible dream? Now you can DREAM ON! This incredibly unique corner lot offers great potential for future development while offering homeowners and investors a unique opportunity to own a solid home, with an updated basement, in one of Calgary's most sought-after communities. Recent updates include: Shingles 2021, Fully permitted basement renovation - 2021. Fully permitted main electrical panel in garage & sub in house plus trenched underground 2021. Garden w/ Drip Irrigation & Greenhouse 2022. Fence 2023. Sewer scoped and augured - January 2025. Furnace Serviced 2024. Sunroom roof was fixed in 2023 with warranty, so it is now leak free! The main floor has a very large kitchen with eating area that exits to the sunroom (not all season) and overlooks the mature landscaped back yard. There are 3 generous bedrooms, a gigantic living room and a 4 pc bathroom. The lower level has been renovated to include a den and large bedroom with walk in closet. There is also a full bathroom. Outdoor enthusiasts will love the large yard! Gardeners will love the greenhouse and garden. There is a single attached garage and a single oversized detached garage, a large shed, wood deck, a romantic covered swing and an abundance of mature trees for privacy! Residents of Wildwood get to enjoy living close to Downtown Calgary with quick access to the C-Train Station on 45th. Edworthy Park, with



its wealth of nature trails and picnic areas is close by and as well as shopping, restaurants, schools, and public transit. Whether this is your forever home, or an investment property, you will appreciate this incredible opportunity to move into Wildwood. Don't be disappointed. Quick possession is possible. Call your favorite agent today and book your private viewing.

Built in 1957

Essential Information

MLS® #	A2199009
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4 Windermere Road Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3K1

Amenities

Parking Spaces	4
Parking	Garage Faces Front, Garage Faces Rear, Oversized, RV Access/Parking, Single Garage Attached, Single Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Garden, Landscaped, Many Trees, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Frame, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.