

# \$699,900 - 4 Windermere Road Sw, Calgary

MLS® #A2199009

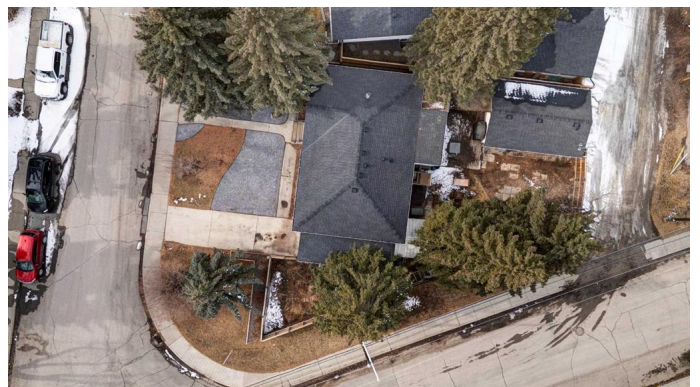
**\$699,900**

4 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.14 Acres

Wildwood, Calgary, Alberta

Price Improved! Incredible opportunity to own a home in sought after Wildwood! This unique corner lot offers great potential for future development while offering homeowners and investors a unique opportunity to own a solid bungalow with a back entrance that could be a separate entrance to the basement. The main floor has a very large kitchen with eating area that exits to the sun room (not all season) and overlooks the mature landscaped back yard. There are 3 generous bedrooms, a gigantic living room and a 4 piece bathroom on the main floor. It awaits your personal touches and creativity to make it your perfect living space! 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! Recent updates include: Shinglesâ€™ 2021, fully permitted basement renovation â€™ 2021, fully permitted main electrical panel in garage & sub in house plus trenched underground - 2021, garden with drip irrigation & greenhouse â€™ 2022, fence â€™ 2023. 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. Quick possession is possible. Don't be disappointed. Call your favorite agent today and book your private viewing now.

Built in 1957

### Essential Information

MLS® #	A2199009
Price	\$699,900
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 Detached, Single Garage Attached
# 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, Irregular Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Metal Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	48
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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