



THE
A-TEAM

**RE/MAX
FIRST**

63 WELLINGTON Place, Calgary T3C3C4

MLS®#: **A2147116**

Area: **Wildwood**

Listing Date: **07/06/24**

List Price: **\$1,199,999**

Status: **Active**

County: **Calgary**

Change: **-\$75k, 26-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**
Lot Information
Lot Sz Ar: **5,920 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,169**
Low Sqft:
Ttl Sqft: **1,169**

DOM

72
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Paved**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Gated,Heated Garage,Insulated,On Street,Parking Pad,Paved,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Exhaust Fan,Fireplace(s),Forced Air,Hot Water,Humidity Control,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard,Rain Gutters,RV Hookup**

Construction: **Cement Fiber Board,Stucco**
Flooring: **Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Convection Oven,Dishwasher,Electric Cooktop,Garage Control(s),Gas Water Heater,Humidifier,Induction Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`2" x 9`10"
Living Room	Main	16`2" x 14`0"
Laundry	Basement	12`3" x 7`2"
Bedroom - Primary	Main	12`8" x 11`8"
Bedroom	Main	9`9" x 9`8"

Room	Level	Dimensions
Dining Room	Main	13`7" x 10`7"
Game Room	Basement	28`11" x 10`10"
Storage	Basement	9`11" x 8`2"
Bedroom	Main	11`2" x 7`11"
Office	Basement	9`4" x 7`3"

Bedroom
5pc Bathroom
3pc Bathroom

Basement
Main
Basement

10`9" x 8`6"
8`4" x 6`4"
8`0" x 4`11"

Bedroom
3pc Ensuite bath

Basement
Main

9`9" x 8`7"
7`11" x 4`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7986GW

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to 63 Wellington Place, an exceptional bungalow in the heart of Wildwood, Calgary. Located in a serene cul-de-sac, this fully renovated home epitomizes modern luxury. Boasting over 2100 square feet of living space, it features five spacious bedrooms plus an office, including a master suite with an ensuite bathroom, making it 3 full baths. Step inside to discover a meticulously renovated interior with new plumbing, electrical systems, and a custom kitchen adorned with quartz countertops. The fully developed basement offers versatile space for a family room or entertainment area, complete with a stylish wet bar. Outside, the property includes an oversized double garage, a west-facing backyard perfect for evening sunsets, and a wide alleyway for easy access. Recent updates extend to the roof, soffit, fascia, eaves troughing, sidewalks, decks, railings, Hardie siding, acrylic stucco, and board and batten, ensuring a turnkey living experience. Enjoy proximity to Edworthy Park, just a short walk away, offering scenic trails and outdoor activities. This prime location is also minutes from Canada Olympic Park and the ring road, providing quick and easy access to the mountains. Excellent schools, abundant shopping options, and downtown Calgary are conveniently close, making this location ideal for both relaxation and urban convenience. This home presents a rare opportunity to own a meticulously renovated property in one of Calgary's most desirable neighborhoods. Schedule your private viewing today and experience luxury living at its finest!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





