

173 WATERLOO Drive, Calgary T3C 3G4

MLS®#: **A2150627** Area: **Wildwood** Listing Date: **07/18/24** List Price: **\$765,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 24-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1956** Abv Sqft: **1,011**
 Lot Sz Ar: **6,522 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,011**

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot**
 Park Feat: **Oversized,Single Garage Detached**

DOM

60
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Pantry,Quartz Counters,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 11`11"	Dining Room	Main	12`11" x 11`10"
Kitchen	Main	12`4" x 11`4"	Bedroom - Primary	Main	11`8" x 10`3"
Bedroom	Main	12`10" x 9`1"	Bedroom	Main	10`3" x 8`1"
Family Room	Basement	26`4" x 22`6"	Bedroom	Basement	12`10" x 10`10"
Bedroom	Basement	10`4" x 10`0"	4pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8819HA

Zoning:
R-C1

Remarks

Pub Rmks:

****OPEN HOUSE SAT SEPT 21st, 1PM-3PM** LARGE CORNER LOT with SOUTHWEST BACKYARD! Don't miss out on your chance to own this unique home with loads of UPDATES over the last 11 years, including the basement development! Highlights of this 5 bedroom home include a modern kitchen with mocha shaker style cabinets | SS appliances | granite counters | recessed lighting, updated custom tile bathrooms with HEATED FLOORS, a SEPARATE ENTRANCE, a fully developed basement, roof | soffits | fascia | gutters | furnace | HWT all done in the last 10-11 year, and more! Walk into the main level to discover the open concept space, large living | dining | kitchen areas, and access to the private backyard for your summer retreat! There are also 3 good sized main floor bedrooms and a modernized full bathroom. The basement offers a large entertainment space, 2 more large bedrooms (non-egress windows), another updated bathroom, and a laundry room. There are large outdoor yard spaces and an oversized single garage in the back. Convenience is all around within walking distance of local amenities, Westbrook Mall, C-Train, Edworthy Park, Wildwood school, Playground, Sports Fields, and quick access to downtown & various shopping centers. Other past additions from this owner were the deck and large bay window.**

Inclusions:
Property Listed By:

N/A
Royal LePage Solutions

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









