



THE
A-TEAM

**RE/MAX
FIRST**

4832 WORCESTER Drive, Calgary T3C3L6

MLS®#: **A2162279**

Area: **Wildwood**

Listing Date: **09/06/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **6,253 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,080**
Low Sqft:
Ttl Sqft: **1,080**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Wood Frame,Wood Siding**
Flooring: **Hardwood,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`0" x 8`7"
Bedroom - Primary	Main	13`5" x 9`11"
Bedroom	Basement	10`0" x 8`3"
Dining Room	Main	11`10" x 9`4"
Game Room	Basement	24`2" x 20`0"
4pc Bathroom	Main	7`10" x 4`11"

Room	Level	Dimensions
Bedroom	Main	11`4" x 8`10"
Bedroom	Basement	11`5" x 9`11"
Kitchen	Main	11`10" x 15`0"
Living Room	Main	15`10" x 12`0"
Furnace/Utility Room	Basement	12`3" x 13`9"
3pc Bathroom	Basement	7`9" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1248HM

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to Wildwood, one of the most sought after communities in Calgary !!!! Located steps away from walking paths along the river in Edworthy Park, Public Transit and several schools. This 5 bedroom 2 bathroom property has been tastefully updated over the years and a perfect home for the growing family or those looking for an investment property. The main floor features an updated kitchen with ceiling height cabinets, soft close hardware, breakfast nook and gas range. The living area is flooded with light from south facing windows and accented with a unique built ins and wall finishings. The remainder of the main floor includes a 4 piece bath and 3 bedrooms!!! Downstairs you'll find two additional bedrooms, a three piece bathroom, laundry area and spacious family/livingroom area with wood burning fireplace. The parklike back yard is ready for entertainment with numerous mature trees, a ground level deck and your own fire pit . Additional improvements include: most windows replaced 2 years ago and shingles approximately 6 years . Don't miss out on this opportunity !!! Book your showing today.**

Inclusions:
Property Listed By: **Tool Chest
MaxWell Canyon Creek**

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





