



THE
A-TEAM

**RE/MAX
FIRST**

209 WINDERMERE ROAD SW , Calgary T3C3K9

MLS®#: **A2169272**

Area: **Wildwood**

Listing Date: **09/28/24**

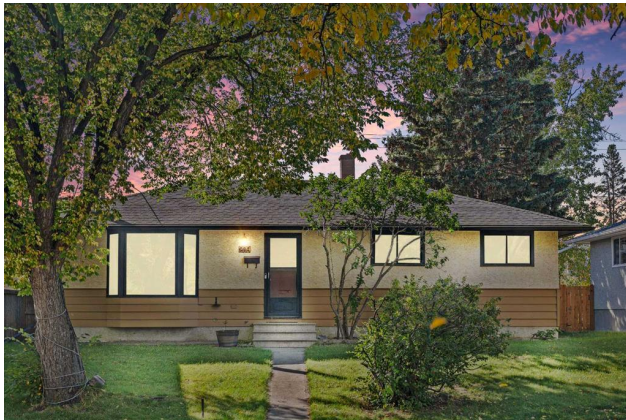
List Price: **\$695,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,081**

Low Sqft:

Ttl Sqft: **1,081**

Lot Information

Lot Sz Ar: **5,694 sqft**

Lot Shape:

DOM

54

Layout

Beds: **4 (3 1)**

Baths: **1.5 (1 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Street Lighting,Private,Rectangular Lot
Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony,Fire Pit,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Slate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings

Int Feat:

Central Vacuum,Storage

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 5`0"
Bedroom	Main	7`11" x 9`11"
Kitchen	Main	11`9" x 12`8"
Bedroom - Primary	Main	19`0" x 11`5"
Flex Space	Basement	10`8" x 5`2"
Game Room	Basement	10`8" x 23`4"

Room	Level	Dimensions
Bedroom	Main	11`5" x 7`10"
Dining Room	Main	8`0" x 11`9"
Living Room	Main	11`5" x 21`4"
2pc Bathroom	Basement	6`10" x 10`2"
Bedroom	Basement	11`2" x 11`9"
Furnace/Utility Room	Basement	10`8" x 20`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1248HM

Zoning:
RC-G

Remarks

Pub Rmks:

Discover this charming bungalow situated in the vibrant community of Wildwood, where comfort, convenience, and investment potential intersect beautifully. This inviting property is an ideal opportunity for both investors and those seeking a peaceful yet connected lifestyle, featuring three spacious bedrooms on the main level along with an additional private bedroom downstairs, allowing for flexible living arrangements that cater to growing families or rental prospects. The main floor includes a full bathroom, enhancing practicality for both residents and guests, while the living room boasts a centerpiece wood-burning fireplace that creates a warm, welcoming ambiance for cozy gatherings or relaxing evenings. With a generous heated double garage offering ample parking and storage options for vehicles and hobbies, this home is designed for convenience. Set on a 57'x100' lot, the property provides plenty of outdoor space for recreation, gardening, or potential expansions. Enjoy the added benefit of being within walking distance of Edworthy Park, a serene retreat that offers nature trails, picnic areas, and various outdoor activities, enriching the community experience. The proximity to shopping, schools, and public transit further enhances the appeal of this sought-after location. A short four minute drive or seven minute bike-ride puts you at the steps of the 45th Street C-train station, quickly whisking you into downtown Calgary or beyond. Whether you are looking for a promising investment opportunity or a place to call home, this property's layout, location, and amenities make it a compelling choice for savvy investors and homeowners alike. Don't miss your chance to explore this versatile property in Wildwood—schedule a viewing today to uncover its endless possibilities.

Inclusions:
Property Listed By:

**Shed, Vac-u-flow system (sold as is),water softener system (sold as is)
Century 21 Bravo Realty**

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

