

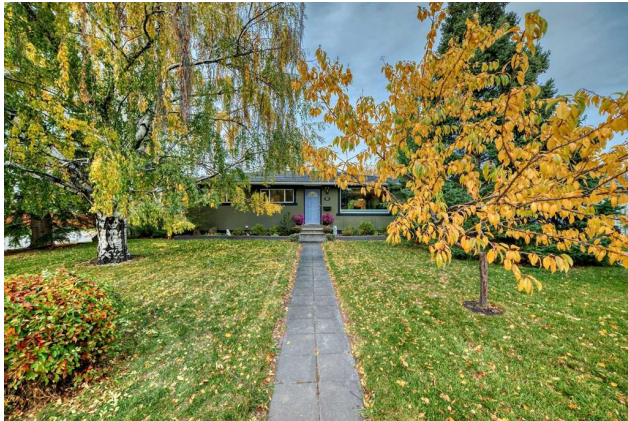


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**46 WINDERMERE Road, Calgary T3C 3K3**

MLS® #: **A2171909**      Area: **Wildwood**      Listing Date: **10/10/24**      List Price: **\$850,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1956**  
Lot Information  
 Lot Sz Ar: **6,490 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,042**  
 Low Sqft:  
 Ttl Sqft: **1,042**

DOM

**12**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Garden,Landscaped,Level**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Rubber**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stucco**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Washer,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`1" x 8`10"	Bedroom	Main	8`7" x 10`5"
Bedroom - Primary	Main	11`0" x 11`6"	4pc Bathroom	Main	
Kitchen	Main	13`8" x 12`3"	Dining Room	Main	8`5" x 8`9"
Living Room	Main	15`1" x 12`9"	3pc Bathroom	Lower	
Laundry	Lower	15`8" x 11`5"	Game Room	Lower	35`8" x 12`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8819HA**

Remarks

Pub Rmks: **\* Open House Saturday October 19 3pm-5pm\* Are you looking for options? Buy and hold while you redevelop? Investment property to take advantage of the zoning for future value? Looking to move into an amazing neighbourhood and create your own memories while not sacrificing on space? This charming 3-bedroom, 2-bathroom bungalow sits on a spacious 65 x 100 R-CG lot, offering inner-city living with redevelopment potential and has fantastic curb appeal. The home features numerous upgrades, including a modernized main bathroom, upgraded appliances: stove, oven, microwave, fridge, washer, and dryer, premium hail-proof rubber shakes installed in 2016 with a 15-year transferrable warranty, and most of the windows have been replaced. Spend hours entertaining friends and family in the expansive living room with bright windows. The three bedrooms span the west wing - adjacent to the bathroom, and the main floor is completed with the dining room and kitchen overlooking the back yard! Downstairs, the great room spans the entire width of the home and has room for all your extra curricular activities - plus a gas fireplace. The laundry room is bright and open, with plentiful storage, and there is a second full bathroom nearby. The unique feature of this property is the extra wide lot, and with the double insulated garage being along 42nd - you have access from three sides and an enormous back yard. Surrounded by mature trees, the block patio is perfect for outdoor entertaining and summer lounging. Raised garden boxes with SW exposure are an ideal place to grow you own produce. There are endless possibilities with this home, and it is up to you to pick your own adventure. Call your trusted agent to book a private showing before She Gon'.  
N/A**

Inclusions:  
Property Listed By: **Century 21 Bamber Realty LTD.**

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







