



THE
A-TEAM

**RE/MAX
FIRST**

103 WINDERMERE Road, Calgary T3C 3K6

MLS®#: **A2178965**

Area: **Wildwood**

Listing Date: **11/21/24**

List Price: **\$894,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,047**
Low Sqft:
Ttl Sqft: **1,047**

Lot Information

Lot Sz Ar: **5,392 sqft**
Lot Shape:

DOM

30
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Kitchen Island,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`10" x 3`11"	Living Room	Main	13`8" x 18`10"
Kitchen With Eating Area	Main	14`2" x 13`11"	Dining Room	Main	11`0" x 8`3"
4pc Bathroom	Main	8`9" x 4`11"	Bedroom	Main	8`9" x 11`1"
Walk-In Closet	Main	4`4" x 5`7"	Bedroom - Primary	Main	11`6" x 11`1"
3pc Ensuite bath	Main	6`6" x 8`6"	Walk-In Closet	Main	5`11" x 8`6"
Storage	Basement	2`11" x 3`9"	Furnace/Utility Room	Basement	5`10" x 9`5"
Flex Space	Basement	20`8" x 25`9"	Bedroom	Basement	11`0" x 11`7"

3pc Bathroom
Bedroom

Basement
Basement

5`4" x 7`3"
10`1" x 9`7"

Laundry

Basement

3`2" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8698HB

Zoning:
R-CG

Remarks

Pub Rmks:

This stunning bungalow is located in the highly sought-after community of Wildwood, one of the most desirable areas in SW Calgary. Perfectly positioned on a charming tree-lined street. It offers unparalleled convenience—just steps from walking paths, schools, amenities, and public transportation, with the C-Train only 10 minutes away. Enjoy quick access to major routes like Sarcee Trail, Crowchild Trail, Stoney Trail, and the Trans-Canada Highway, making trips to the mountains a breeze. For those who drive downtown, it is only a 10-minute drive. Beautifully renovated, this home boasts an open-concept layout connecting the living room, dining area, and kitchen. The kitchen features modern white cabinets, quartz countertops, a window above the sink, and a large island with a breakfast bar. The spacious living and dining areas feature hardwood flooring, while the lower level features updated vinyl plank flooring. The main floor includes two generously sized bedrooms, including the master bedroom with a walk-in closet and a 3-piece ensuite. The second bedroom offers ample closet space. The 4-piece main bathroom up has modern finishes, including a new vanity, toilet, and ceramic tile. The fully finished basement provides additional living space, including a large rec room, two more bedrooms with egress windows, and a modern 3-piece bathroom. Laundry facilities are located on the lower level. Outside, enjoy a fully fenced backyard with an impressive 800 sq ft deck, and a detached garage with room to expand. Recent upgrades include newer shingles, windows, furnace, hot water tank, exterior paint, and upgraded eavestroughs. Electrical and plumbing systems were updated in 2015. All the bathrooms and the kitchen were renovated as well in the last few years. This move-in-ready home is a must-see, blending modern upgrades with an unbeatable location. Don't miss your chance to own this gem in Wildwood!

Inclusions:
Property Listed By:

Diamond Realty & Associates LTD.

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









