



THE
A-TEAM

**RE/MAX
FIRST**

103 WATERLOO Drive, Calgary T3C 3G4

MLS® #: **A2187197**

Area: **Wildwood**

Listing Date: **01/26/25**

List Price: **\$800,000**

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: **1,283**

Low Sqft:

Ttl Sqft: **1,283**

Lot Information

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

Lot Shape:

DOM

7

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **3 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Private Yard,Rain Barrel/Cistern(s)**

Construction:

Wood Frame,Wood Siding

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Granite Counters,No Smoking Home,Pantry,Storage,Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	12`10" x 12`1"	Dining Room	Main	12`7" x 9`4"
Living Room	Main	20`4" x 15`4"	Entrance	Main	7`1" x 5`2"
Pantry	Main	3`10" x 1`4"	Storage	Main	7`4" x 5`7"
4pc Bathroom	Second	4`11" x 9`2"	Bedroom	Second	10`4" x 9`10"
Bedroom	Second	11`2" x 8`0"	Bedroom - Primary	Second	15`4" x 9`3"
Family Room	Lower	16`2" x 13`8"	Laundry	Lower	9`2" x 5`6"
3pc Bathroom	Lower				

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **8819HA**

Remarks

Pub Rmks: **MAKE 2025 the year your WILDEST DREAMS COME TRUE! THIS WILDWOOD 3 LEVEL SPLIT with DOUBLE GARAGE (20'X19'10") is on an OVERSIZED (57'x100') WEST BACKING LOT --2 BLOCKS from the Wildwood school/SKATING RINK. 2 blocks from the WILDWOOD RIDGE and FAMOUS DOUGLS FIR HIKING TRAIL.-- All the owners on WATERLOO DRIVE have been VERY busy upgrading their homes over the years --NO ONE WANTS TO LEAVE this tree lined street with large lots.-- This 1735 ft home has recently been professionally painted. On site finished and stained HARDWOOD FLOORS on BOTH the main and upper levels. 3 Bedrooms UP, 2 full baths and fully developed basement. Granite countertops, stainless appliances, mosaic tile backsplash in the bright and open kitchen. Ingenious Pantry/Cold Storage room with 2 doggie doors beside formal Dining Room with glass doors to large wooden deck and treed/fenced back yard. Spacious Large Living Room (20'4"x15'4") in front of the floor to ceiling window overlooking Waterloo Drive. Large primary bedroom upstairs and updated 4 pc bath. Basement has been finished with open Family Room, wet bar (2 bar fridges), Laundry room with sink and 3 pc bath (granite counters, newer cabinetry and glass shower stall). Park inside the double detached garage (built 2014) or on the Rubber beaded driveway beside the house. One of Wildwood's best locations -- walking distance to the COMMUNITY CENTRE, SKATING RINK, SCHOOLS and the famous DOUGLAS FIR HIKING TRAIL.**

Inclusions: **Butcher block in kitchen can stay. Both mounted TV brackets stay.**
 Property Listed By: **RE/MAX House of Real Estate**

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











