



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 45 Street, Calgary T3C 2B1**

MLS®#: **A2190420**

Area: **Wildwood**

Listing Date: **01/28/25**

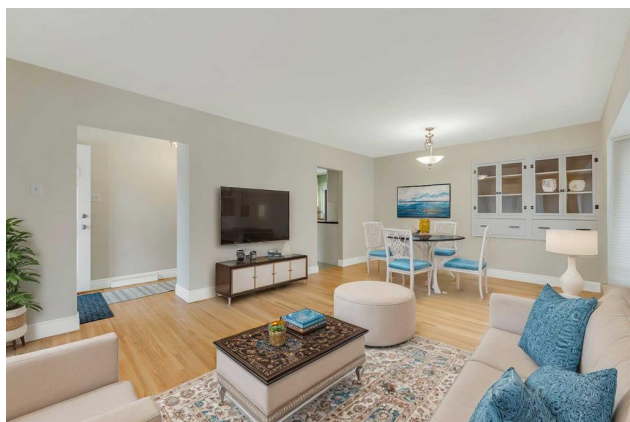
List Price: **\$780,000**

Status: **Pending**

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: **1,030**  
Low Sqft:  
Ttl Sqft: **1,030**

Lot Information

Lot Sz Ar: **5,500 sqft**  
Lot Shape:

DOM

**5**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Private**  
Park Feat: **Alley Access,Oversized,Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Recessed Lighting,Track Lighting,Wood Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`5" x 12`3"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>12`0" x 5`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`7" x 27`9"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 10`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`9" x 29`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**975HC**

Remarks

Pub Rmks: **Bright and welcoming 4-bedroom bungalow in the heart of Wildwood, perfectly blending comfort, practicality, and convenience. Sunlight fills the home through large west and south-facing bay windows, highlighting the original hardwood floors and charming kitchen with butcher block countertops, Wolfe 4-burner gas cooktop, built-in stainless steel appliances, soft-close cabinets, and a farm-style double sink. The main floor includes an updated bathroom with a floating vanity and tile-surround tub, while the fully finished basement offers a large recreation room, an additional bedroom with its own ensuite, and extra storage with a workbench. The backyard features a newly built shed, oversized single garage, and easy alley access. Located in close proximity to Wildwood Elementary, Vincent Massey Junior High, St. Michael School. A short walking distance to multiple parks and playgrounds, as well as Douglas Fir Trail, Edworthy Park, and the Wildwood Community Centre with its tennis courts, hockey rink, pickleball court, and more. Conveniently close to shopping, transit, bike paths, and downtown, with quick access to Bow Trail for mountain getaways. This property is also an excellent opportunity for investors, offering strong income potential and future development possibilities. With its prime location in a desirable neighborhood and easy access to amenities, this bungalow is ideal as a rental property or a holding property for redevelopment down the road. Whether you're looking for a family home or an investment, this Wildwood gem offers endless possibilities.**

Inclusions: **Refrigerator (in basement), Book Shelves (in basement), Metal Shelves (in Garage), Gas Fireplace (As is)**  
Property Listed By: **Real Broker**

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







