

# **\$849,000 - 21 Wildwood Drive Sw, Calgary**

MLS® #A2226932

**\$849,000**

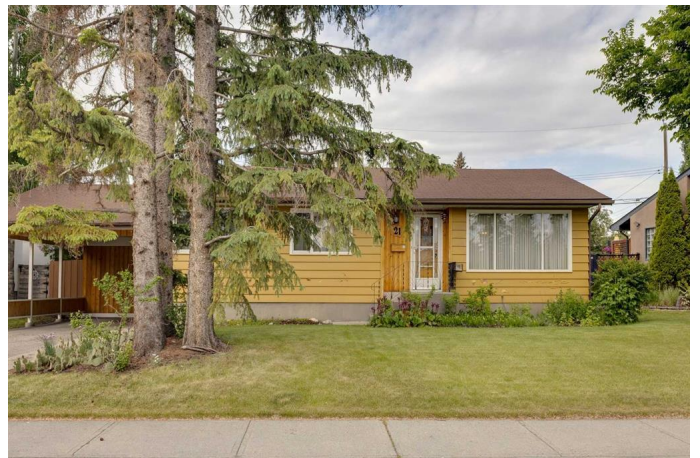
4 Bedroom, 1.00 Bathroom, 1,160 sqft

Residential on 0.15 Acres

Wildwood, Calgary, Alberta

**RARE OPPORTUNITY-** A cherished Home with nearly 70 Years of Ownership!!! This exclusive property has had just one owner for almost seven decades...a rare find! Situated overlooking the Bow River escarpment, the home offers unobstructed views of the greenspace & of the Foothills Hospital and sits on a desirable R-CG zoned lot.

The spacious main floor features three bedrooms, each with beautiful oak hardwood floors, and a main living area with great potential to create an open-concept layout. The basement is massive, boasting ample storage, a bedroom, and a large recreation room with room to grow. **BONUSES INCLUDE:** a newer furnace (March 2024), oak hardwood floors hidden beneath the main floor carpet in other areas, and the potential to easily add two extra bedrooms in the basement. The property includes a carport with storage that could be perfect for an addition, plus a rear alley providing potential for garage construction. Set in an unbeatable, quiet location just a short distance from Wildwood Elementary School (K-6), Edworthy Park, Shaganappi Golf Course, Wildflower Arts Centre, Westbrook LRT, walking trails, and the Douglas Fir Trail. The neighbourhood is packed with amenities including playgrounds, off-leash parks, and the Wildwood Community Centre offering yoga, a fire-pit, community gardens, outdoor rink, and tennis/pickleball/basketball courts. Close to



Westbrook Mall, public transit, library, and medical clinics, with incredibly easy access to the mountains and a quick commute downtown. This treasured home offers an exceptional lifestyle in one of the area's most desirable and sought-after communities.

Built in 1956

**Essential Information**

MLS® #	A2226932
Price	\$849,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,160
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	21 Wildwood Drive Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3C6

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	72
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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