



GRASSROOTS
REALTY GROUP

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**101 Wimbledon Crescent SW
Calgary, Alberta**

MLS # A2232076



\$735,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, Tankless Hot Water, Vinyl Windows		

Inclusions: NA

Located in the highly sought-after community of Wildwood, this 2-bedroom, 1-bathroom home offers 1,050 sq ft of developed living space and an unbeatable opportunity for transformation. While the interior remains completely original to the 1950s, the home has already undergone extensive exterior upgrades — allowing you to focus entirely on bringing your vision to life inside. A full exterior renovation completed in 2015 included new roofing, stucco siding, windows (including full egress in the basement), updated electrical and plumbing, a high-efficiency furnace, tankless hot water system, and water softener. The landscaping, fencing, and poured concrete patios in both the front and backyards were also completed during this time — creating a clean, low-maintenance outdoor space to enjoy or further enhance. The oversized 24x21 ft double detached garage and two additional front parking spots offer ample space for vehicles, storage, or a workshop setup. Enjoy the incredible location just steps from Edworthy Park, the Bow River pathway system, dog parks, green spaces, Westbrook Mall, downtown Calgary and more. Whether you're an investor, renovator, or homeowner with vision, this is a rare opportunity to own a solid, well-located home with endless potential in one of Calgary's most established neighborhoods.