



**GRASSROOTS**  
REALTY GROUP

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**53 Wildwood Drive SW**  
**Calgary, Alberta**

**MLS # A2235025**



**\$999,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape, Private, Street Lightin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** Pergola

Nestled in nature yet just 10 minutes from downtown, this one-of-a-kind property is located in one of the most desirable sections of Wildwood Drive. Set on a full 65-foot frontage lot along a quiet stretch of the street, this home offers both privacy and exceptional potential. The current residence is a warm and inviting 3-bedroom home, providing over 1,800 sq. ft. of functional living space. The main floor features a welcoming open layout with a formal living room with fireplace, kitchen, and dining area, complemented by a spacious and cozy lower level family room with second fireplace, bath, and laundry. The basement level offers development potential to further expand your living space. Outside, the massive, mature backyard provides a spectacular peaceful retreat with ample room to relax or entertain. This is a beautifully livable home as-is, but the location also presents an exceptional opportunity to build a custom luxury residence in one of the community's most sought-after spots. No matter your vision, you'll enjoy the stunning natural views and unbeatable access to amenities. Wildwood Elementary School is just a five-minute walk away, along with the adjacent community centre offering playschool, skating, hockey, tennis, pickleball, basketball, yoga, a fire pit, and a community garden. Explore Edworthy Park, hit the links at Shaganappi Golf Course, visit the Wildflower Arts Centre, or take advantage of nearby shops, restaurants, grocery stores, and multiple transit options including LRT. With just two traffic lights between you and downtown—or quick access to the mountains in the other direction—this is a location that truly offers the best of all worlds. Don't miss your chance to own a piece of Wildwood Drive. Contact your Realtor today to book your private showing.

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