



GRASSROOTS
REALTY GROUP

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17 Windermere Road SW
Calgary, Alberta

MLS # A2236574



\$749,900

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Driveway, Oversized, See Remarks, Single		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: - All appliances as is condition -

An incredible opportunity to own a well-loved home in the heart of Wildwood, one of Calgary's most desirable and established communities. This beautifully maintained 4-bedroom, 2-bathroom bungalow (with 2 bedrooms down, non-egress windows) is being offered for sale by the original owners — a true testament to the care and pride poured into the property over the years. The main floor features rich hardwood flooring, a spacious and sun-filled living room that flows seamlessly into the dining area, and a cozy breakfast nook — perfect for your morning coffee. The updated triple-pane windows throughout allow for an abundance of natural light while adding energy efficiency and comfort. The kitchen is functional and bright, with newer appliances and potential to personalize to your taste. Downstairs, you'll find a well-laid-out lower level with two additional bedrooms, a full bathroom, and a generous recreation space — ideal for a growing family, hobby space, or home office setup. The south-facing backyard is a gardener's dream with plenty of sunshine, mature landscaping, and a newer fence (2021) for privacy. An oversized single detached garage offers ample storage or workshop space. Additional updates include a hydronic furnace (2010) and hot water tank (2017). Located on a quiet street, just minutes to Edworthy Park, the Bow River pathway system, and great schools. With quick access to Bow Trail, the mountains, and downtown, this home is perfectly positioned for both convenience and lifestyle. Whether you're looking to move in, renovate, or invest — this is a rare chance to secure a fantastic property in Wildwood.