



**GRASSROOTS**  
REALTY GROUP

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**146 Wedgewood Drive SW**  
**Calgary, Alberta**

**MLS # A2257725**



**\$699,900**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Storage		

**Inclusions:** None

Location...Location...This wonderful lot is in a prime street just on the north side of Spruce Drive in the fabulous community of Wildwood. This property sits on a 55' x 100' Foot Lot with an RC-G zoning; west facing. Live in or rent out while you are making plans for your dream home. This community is highly sought after with all the amenities in place; from shopping to schools nearby and within walking distance. Enjoy the vast array of walking/cycling pathways in nearby Edworthy Park, off leash areas for your dogs, golfing at the fabulous Shaganappi Golf Course and just minutes driving into downtown or hop on the LRT. This home offers a total of four good size bedrooms, a large kitchen with a breakfast bar, original hardwood flooring on the main and a huge recreation room in the basement. Quick possession is possible; don't miss out on this fabulous opportunity call for your private viewing today.