



GRASSROOTS
REALTY GROUP

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151 Waterloo Drive SW
Calgary, Alberta

MLS # A2257777



\$795,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Private, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Smoking Home, See Remarks, Soaking Tub, Track Lighting		

Inclusions: Furniture Negotiable.

Welcome to life in Wildwood, one of Calgary's most beloved inner-city communities, where nature meets city living. Tucked away on a quiet, tree-lined street, this cherished bungalow rests on an oversized 6,500 sq. ft. lot (65' x 100'; R-CG zoning) offering endless opportunity. Whether you dream of building a custom home, pursuing redevelopment, or renovating the existing residence, this property delivers the space, zoning, and location to make it happen. The current home offers over 2,150 sq. ft. of functional living space. The main floor features three bedrooms with original oak hardwood floors, a bright living room with a wood-burning fireplace, and strong potential for an open-concept layout. The kitchen overlooks the large west-facing backyard and flows to a generous dining area—ideal for family gatherings. A four-piece bath with soaker tub completes this level, while large windows invite natural light throughout. The finished basement adds exceptional flexibility with a spacious family room and gas fireplace, flex space perfect for a home office (with built-in desk) or gym/fitness studio, a full bathroom with a steam shower, and plenty of storage. There is potential to add additional bedrooms. Outdoors, enjoy a sunny west-facing backyard oasis—perfect for family gatherings and summer entertaining—with a large deck, play structure, and hot tub (sold as is). The oversized double garage and rear alley access provide ample parking and storage for vehicles, tools, and toys. The lifestyle here is unmatched. From your doorstep, walk to Wildwood Elementary, Vincent Massey Junior High, and St. Michael's School, or explore the Wildwood Community Centre offering tennis, pickleball, skating, community gardens, and more. Spend weekends at Edworthy Park, Douglas Fir Trail, and Shaganappi Golf Course, or

connect easily to Calgary's extensive pathway system. Minutes from Westbrook LRT, shopping, the library, and medical clinics, with quick connections downtown and an easy escape to the mountains. In Wildwood, neighbours become friends, kids can walk to school, and nature is always close at hand. This is more than a home, it's a lifestyle, an investment, and a rare chance to secure a full 65' frontage in one of Calgary's most desirable communities. Don't miss this opportunity, schedule your private viewing today!