82 Wedgewood Drive SW
Calgary, Alberta

MLS # A2261667

$798,000

Division:	Wildwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,324 sq.ft.	**Age:**	1956 (69 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Carport, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Cedar, Concrete, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions:	N/A

Excellent Wildwood location! Wildwood is an exceptional Calgary community and this homes north of Spruce Drive location is ideal (super quiet, 2 blocks to Edworthy Park and the Bow River Valley, 1 block to Wildwood Elementary, 1/2 block to play fields, tennis courts, ODR, and the community centre + shopping and commutes are simple). This lovely home has been meticulously cared for, for its lifetime, by its owners. Great 4 level split plan with a shallow 3rd level that walks up to the rear yard. The original Oak hardwood on the main and upper level is pristine. This home is move-in ready today, or it could be renovated to suite your style. Great landscaping. This is a beauty!