



GRASSROOTS
REALTY GROUP

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17 Windermere Road SW
Calgary, Alberta

MLS # A2265041



\$699,900

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 -

**** Open House Sunday, October 19th from 1pm-3pm! **** Welcome to beautiful Wildwood, one of Calgary's most loved and established communities! This charming 4-bedroom, 2-bathroom bungalow (with 2 bedrooms down, non-egress) has been lovingly cared for by its original owners — a true testament to pride of ownership. Step inside to discover warm hardwood floors, a bright sun-filled living room, and an inviting flow through the dining area and cozy breakfast nook — the perfect place to start your day. The kitchen offers newer appliances and space to bring your own vision to life. Downstairs, the spacious lower level features two additional bedrooms, a full bath, and a generous recreation area — ideal for family movie nights, hobbies, or a home office. Outside, the south-facing backyard is your private retreat with mature landscaping, sunshine all day long, and a newer fence (2021) — perfect for gardening, entertaining, or simply relaxing. An oversized single garage offers great storage or workshop space. Recent updates include a hydronic furnace (2010) and hot water tank (2017) for added peace of mind. Tucked on a quiet street, you're just minutes from Edworthy Park, the Bow River pathways, top-rated schools, and local favourites for shopping and dining. Easy access to Bow Trail means getting downtown or escaping to the mountains is a breeze. Whether you're ready to move right in, add your personal touch, or invest for the future — this is a wonderful opportunity to make Wildwood home!