



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

303 40 Street SW
Calgary, Alberta

MLS # A2268837



\$750,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1956 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Rectang		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	N/A		

Nestled on a sunny, tree-lined corner lot in the heart of Wildwood, this beautifully updated bungalow blends timeless character with thoughtful modern touches. From the moment you step into the welcoming foyer, the attention to detail and quality craftsmanship are unmistakable. Investor Alert - Zoned H-Go. This home is perfect for a turn key home, buy and hold or redevelopment. The possibilities are endless. The open main living area is bright and inviting, featuring rich hardwood floors and large windows that fill the space with natural light. The kitchen offers both style and functionality, showcasing custom full-height cabinetry, granite countertops, and a spacious island — perfect for casual dining or entertaining. Additional thoughtful details such as built-in storage and soft-close cabinetry. The primary suite provides a comfortable retreat, complete with custom closets and warm, relaxing tones. Downstairs, the fully developed basement extends the living space with a large family area and an impressive wet bar with dual wine racks and display shelving — an ideal spot to unwind or host friends. The exterior has also been updated with attractive stucco and stone detailing. Outside, a generous yard and spacious deck provide the perfect setting for summer barbecues, family gatherings, or simply relaxing while the kids enjoy playing. There is also a large 22"x11" covered parking pad perfect for additional parking. Don't miss this opportunity to own a classic Wildwood bungalow that perfectly balances comfort, quality, and charm.