



**4224 Worcester Drive SW
Calgary, Alberta**

MLS # A2290587



\$679,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	921 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Many Trees, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to 4224 Worcester Drive SW, a well-maintained bungalow located in the heart of Wildwood. Kept in its original condition and carefully looked after over the years, this home offers a great opportunity for families or investors to enter the community without the concern of major upfront expenses. This 5-bedroom, 2-bathroom home offers classic charm, functional space, and plenty of potential to update or personalize over time. Situated on a generous 5,963 sq.ft. lot, the property features a spacious backyard—one of the home’s standout features—providing plenty of room for outdoor living, gardening, or future possibilities. The large lot also presents an excellent opportunity for investors or builders, with strong potential for future redevelopment such as a 3-plex or 4-plex. The large living room window faces south, allowing plenty of natural sunlight to fill the space and keep the home bright throughout the day. The kitchen has been renovated, and a new electrical panel was installed in 2012. The roof was fully replaced in 2011, offering additional peace of mind for future owners. The main floor features three bedrooms, each with great natural light. The basement offers an open-concept layout with a separate side entrance. There are also two additional bedrooms in the basement, creating a comfortable and functional living space. The home provides excellent access to Bow Trail and is conveniently located near Shaganappi Golf Course, the Bow River, Westbrook Mall, shopping centers, and schools. Don’t miss this opportunity—come visit the home today!