



**140 Waterloo Drive SW
Calgary, Alberta**

MLS # A2297794



\$775,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Track Lighting		

Inclusions: TV Wall Mount (Primary), Fireplace Stove AS IS (basement), Freezer (basement), Shed

****OPEN HOUSE - SUN, APR. 5, 2pm-4pm**** Imagine living in a community where weekend walks through Edworthy Park, bike rides along the Bow River pathways, and hikes on the Douglas Fir Trail are just part of your everyday routine. Welcome to Wildwood, a neighbourhood known for its strong sense of community, quiet tree-lined streets, and the perfect balance of inner-city convenience and outdoor lifestyle. Here, kids walk to school, neighbours know each other, and you're just minutes to downtown while still feeling tucked away from it all. Situated on one of the quietest streets in the community, this well-maintained bungalow offers an incredible opportunity to step into this lifestyle. Move-in ready, the home features original hardwood floors, a bright living room with a large bay window, and three bedrooms on the main level, perfect for comfortable, everyday family living. The fully finished basement expands your options with two additional bedrooms, a second full bathroom, and a spacious rec area that easily adapts to your needs, whether that's family movie nights, guest space, or hobbies. Out back, the mature, private yard is framed by beautiful old trees that create a stunning natural canopy, offering shade, privacy, and a setting that's hard to replicate. With a double detached garage, an extra-long driveway separate from the garage that would make excellent RV parking, and lane access, the property is as practical as it is versatile. This is more than just a home, it's a chance to get into one of Calgary's most loved communities at an approachable price point. Whether you're looking for something you can enjoy right away or a quiet, established street to eventually build your dream home, the opportunity here is hard to match. Come experience what makes Wildwood so special, book your

showing today.