



**63 Wellington Place SW  
Calgary, Alberta**

**MLS # A2147116**



**\$999,999**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Low Maintenance Lan		

<b>Heating:</b>	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Hot Water, Humidity Control, Natural Gas	<b>Water:</b>	
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to 63 Wellington Place, an exceptional bungalow in the heart of Wildwood, Calgary. Located in a serene cul-de-sac, this fully renovated home epitomizes modern luxury. Boasting over 2100 square feet of living space, it features five spacious bedrooms plus an office, including a master suite with an ensuite bathroom, making it 3 full baths. Step inside to discover a meticulously renovated interior with new plumbing, electrical systems, and a custom kitchen adorned with quartz countertops. The fully developed basement offers versatile space for a family room or entertainment area, complete with a stylish wet bar. Outside, the property includes an oversized double garage, a west-facing backyard perfect for evening sunsets, and a wide alleyway for easy access. Recent updates extend to the roof, soffit, fascia, eaves troughing, sidewalks, decks, railings, Hardie siding, acrylic stucco, and board and batten, ensuring a turnkey living experience. Enjoy proximity to Edworthy Park, just a short walk away, offering scenic trails and outdoor activities. This prime location is also minutes from Canada Olympic Park and the ring road, providing quick and easy access to the mountains. Excellent schools, abundant shopping options, and downtown Calgary are conveniently close, making this location ideal for both relaxation and urban convenience. This home presents a rare opportunity to own a meticulously renovated property in one of Calgary's most desirable neighborhoods. Schedule your private viewing today and experience luxury living at its finest!