



**173 Waterloo Drive SW
Calgary, Alberta**

MLS # A2150627



\$775,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1956 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

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-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

****OPEN HOUSE SAT JULY 27TH, 1PM-3PM**LARGE CORNER LOT with SOUTHWEST BACKYARD!** Don't miss out on your chance to own this unique home with loads of UPDATES over the last 11 years, including the basement development! Highlights of this 5 bedroom home include a modern kitchen with mocha shaker style cabinets | SS appliances | granite counters | recessed lighting, updated custom tile bathrooms with HEATED FLOORS, a SEPARATE ENTRANCE, a fully developed basement, roof | soffits | fascia | gutters | furnace | HWT all done in the last 10-11 year, and more! Walk into the main level to discover the open concept space, large living | dining | kitchen areas, and access to the private backyard for your summer retreat! There are also 3 good sized main floor bedrooms and a modernized full bathroom. The basement offers a large entertainment space, 2 more large bedrooms (non-egress windows), another updated bathroom, and a laundry room. There are large outdoor yard spaces and an oversized single garage in the back. Convenience is all around within walking distance of local amenities, Westbrook Mall, C-Train, Edworthy Park, Wildwood school, Playground, Sports Fields, and quick access to downtown & various shopping centers. Other past additions from this owner were the deck and large bay window.