



GRASSROOTS
REALTY GROUP

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60 Windermere Road SW
Calgary, Alberta

MLS # A2205033



\$900,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	1956 (69 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Include curtains in upstairs living room Include microwave in upstairs kitchen Upstairs living room has hidden cableway for wired for mounted TV as well as electrical outlet installed behind it Include Ring alarm system on top floor and bottom floor (separate systems) - not including any of the internal alarm cameras (one in kitchen, one in office, one in garage) Include Ring doorbell (front and back) Include MyQ smart garage door opener system Include eufy smart door locks (front door, back door, garage door) Include smart bulbs in front door light fixture and back door light fixture Replaced house and garage eavestroughs last year and installed leaf guards - see attached document, along with warranty document M5300, M5200, and trex warranty installed AC unit last year, under lease to own with Reliance home comfort - maintenance is included m 84 month term at \$92.99/month Rental Agreement Signed, victrola installed sump pump in basement two years ago - 3 years of free servicing, of which 2 years are left Basement

Welcome to this beautifully renovated bungalow nestled in the highly sought-after community of Wildwood—a perfect blend of modern living and timeless charm. Offering 5 spacious bedrooms and 3 full bathrooms, this stunning home is ideal for families, investors, or those looking to take advantage of Airbnb. Step inside to discover a thoughtfully designed main floor featuring a bright open-concept layout, luxury vinyl plank flooring, and a sleek, contemporary kitchen with quartz countertops, custom cabinetry, and stainless steel appliances. The cozy living area is perfect for entertaining or relaxing with family. The fully finished basement, with a separate private entrance, adds incredible value and flexibility. It includes two additional bedrooms, a full bathroom, and a large recreation/living space—ideal for extended family, guests, or as a short-term rental. Additional features include: Air conditioning for year-round comfort Updated electrical, plumbing, windows, and roof Ample storage space and a large laundry area A private, landscaped backyard perfect for outdoor gatherings Double garage (With RV storage or trailer or boat next to garage) Located just minutes from schools, parks, shops, and public transit, this home is also a short walk to the Bow River pathway system, offering miles of scenic trails and outdoor activities. Whether you’re looking for a move-in-ready family home or a smart investment opportunity, this Wildwood gem checks all the boxes. Don’t miss your chance to own a turnkey property in one of Calgary’s most desirable neighborhoods. Book your private showing today!