



**GRASSROOTS**  
REALTY GROUP

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**75 Wildwood Drive SW**  
**Calgary, Alberta**

**MLS # A2289179**



**\$995,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,603 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**WILDWOOD GEM:** Presenting a RARE opportunity to acquire a solid 4 LEVEL SPLIT HOME situated on an expansive 66' x 100' lot overlooking the iconic Douglas Fir Trail, part of the breathtaking Edworthy Park. Whether you are a family searching for a FOREVER HOME, a renovator ready for your next project, or a builder/developer looking for prime land in an unbeatable location, this property offers unlimited potential. The home sides onto a side lane&mdash;meaning you only have ONE neighbour&mdash;and a portion of that side lane may be purchased from the City of Calgary to further widen the lot (call for details). The house itself is extremely well built with excellent bones and can easily be transformed into a stunning residence with thoughtful renovations. Move in and enjoy it as-is for years, rent it out as a holding property, renovate to your taste, or redevelop entirely&mdash;the options here are wide open. Perfectly positioned in the heart of the community, this address delivers an exceptional lifestyle. Wildwood Elementary School and the active community centre are only a short stroll away, providing everything from youth programs and sports courts to skating, fitness classes, and gathering spaces that bring neighbours together. Nature lovers will appreciate immediate access to the trails and river pathways of Edworthy Park, while golfers can enjoy a quick round at Shaganappi Golf Course. Creativity thrives nearby at the Wildflower Arts Centre, and daily conveniences&mdash;caf&eacute;s, restaurants, grocery stores, and transit including LRT&mdash;are all within easy reach. Commuting is effortless with a straight shot downtown in minutes, and when adventure calls, the highway west gets you to the mountains with ease. Opportunities like this in Wildwood are rare&mdash;secure your showing and experience it for yourself. Book your showing today!