



**48 Waterloo Drive SW  
Calgary, Alberta**

**MLS # A2307051**



**\$995,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Wildwood                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,354 sq.ft.                     | <b>Age:</b>   | 1956 (70 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard             |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Concrete, Tile, Wood                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan, See Remarks, Storage |                   |      |

**Inclusions:** NA

**\*\* Open House Saturday May 9th & Sunday May 10th from 1pm-3pm! \*\*** Welcome to an incredible opportunity in the highly sought-after community of Wildwood. Tucked away at the end of a quiet, well-maintained street, this beautifully updated bungalow sits on a massive pie-shaped 8,300 sq ft lot—offering exceptional privacy, space, and a lifestyle that’s hard to match. The main floor features a bright, open layout with a spacious living and dining area centered around a cozy wood-burning fireplace. A brand-new kitchen, updated bathroom, new carpet, and large triple-pane windows bring a fresh, modern feel while filling the home with natural light. With three bedrooms up and just under 1,350 sq ft, this home offers comfortable, functional living for families or professionals alike. The fully finished basement adds even more versatility with a generous rec room, two additional bedrooms, an updated bathroom with in-floor heat, and plenty of space for guests, a home office, or entertaining. Step outside to a truly special backyard oasis —full of west-light, expansive and private, with mature trees, beautiful landscaping, irrigation, a composite deck, and stone patio. The oversized double garage and large front driveway (a rare feature in the area) provide ample parking while still preserving the full backyard space. Thoughtful upgrades include a new furnace and hot water tank (2023), radon mitigation (2023), newer garage door (2021), roof (2016), stucco exterior, and added touches like an exterior hot water tap—perfect for pets, kids, or cleanup. Located just steps from Edworthy Park, off-leash areas, Douglas Fir Trail, and river pathways, and with quick access to downtown, schools, shopping, golf, and the mountains—this is a rare chance to own in one of Calgary’s most established and desirable neighbourhoods.

Don't miss the opportunity to make this your new home.