



4832 Worcester Drive SW
Calgary, Alberta

MLS # A2326753



\$729,900

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to Wildwood, one of Calgary's most desirable and established southwest communities. This well-kept bungalow sits on a 6,253 sq. ft. / 580.92 sq. m. R-CG lot, offering excellent potential for families, investors, or future redevelopment. The location is outstanding, just steps from Edworthy Park, walking paths, green space, schools, transit, and with easy access to Bow Trail and downtown Calgary. The main floor offers comfortable living space with hardwood flooring and an updated kitchen featuring Kitchen Craft cabinets, soft-close drawers, cupboards to the ceiling, a natural gas stove, and a cozy breakfast nook. Recent updates include newer windows and shingles. The basement features a separate rear entrance, developed recreation area, two bedrooms, and a 3-piece bathroom, currently set up as an illegal suite. The property also includes an oversized double detached garage with rear lane access. The current owner is operating a successful flower shop business from this property, offering added appeal for buyers seeking live-work potential in beautiful Wildwood.