



GRASSROOTS
REALTY GROUP

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96 Waterloo Drive SW
Calgary, Alberta

MLS # A2329613



\$739,900

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Garden		

Heating:	Combination, Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Metal
Basement:	Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	H-GO
Utilities:	-

Inclusions: n/a

Welcome to 96 Waterloo Dr. A beautiful bungalow nestled in the heart of Wildwood, one of Calgary's best communities. Just a short commute to downtown via Bow Trail or the C train, you can be at work in minutes. This mature, neighborly community is surrounded by natural amenities like Edworthy Park and a green belt, perfect for walking the dog, biking or hiking right from your door. This bright and airy home sits on an oversized RCG lot and has been thoughtfully updated throughout. Upstairs offers two large bedrooms and a full bathroom, along with hardwood flooring, an open kitchen with plenty of space for cooking and entertaining, and a living room featuring a gas fireplace and large picture window that fills the space with natural light. Downstairs offers a generous rec room, two additional bedrooms including one with a large code compliant egress window, and a full bathroom. A separate laundry room adds convenience to the layout. Recent upgrades include a new roof and eavestroughs on both the house and garage, done in 2022, giving you peace of mind for years to come. With a large backyard, single garage and an unbeatable location, this is a rare opportunity in Wildwood. Come view today.