



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52 Windermere Road SW
Calgary, Alberta

MLS # A2343225



\$799,900

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island		

Inclusions: Screens that are in front bay window are the only ones included

Welcome to 52 Windermere Road SW, a charming, move-in-ready character bungalow situated on a beautiful 60' x 100' lot in the highly desirable community of Wildwood. Offering 4 bedrooms, 2 full bathrooms and a fully finished basement, this well kept home combines warmth and character with a functional layout, private outdoor space and an exceptional location. Step inside to find hardwood flooring throughout, complemented by tile in the bathrooms, charming bay windows and plenty of natural light. The functional kitchen features granite countertops, a centre island, extensive shelving and storage, creating a welcoming space for everyday living. The main floor offers three bedrooms and a full bathroom, providing a comfortable and practical layout. The fully finished lower level is currently configured and being used as an illegal basement suite, offering a fourth bedroom, spacious living area, kitchen and full bathroom. The lower bathroom is a standout feature with in-floor heating, a deep soaker tub and steam shower. This flexible lower level layout provides excellent options for extended family, guests or additional living space. Outside, the private, fully fenced backyard offers a wonderful space to relax and entertain, surrounded by mature landscaping. Custom exposed aggregate concrete walkways and patio enhance the outdoor space, complete with both a natural gas BBQ hookup and a dedicated gas hookup for a fire table in the centre of the patio; perfect for enjoying Calgary's summer evenings. An oversized double detached garage with rear-lane access completes the property. Located on a quiet street in one of Calgary's most desirable west side communities, this home is surrounded by the amenities that make Wildwood such a sought after place to live. Enjoy schools, parks, playgrounds, tennis courts, walking and biking paths, shopping and

transit nearby, along with convenient access to Edworthy Park, the Bow River pathway system and downtown Calgary. With its 60 foot wide lot, private yard, fully finished living space, character and prime Wildwood location, this move in ready bungalow offers a fantastic opportunity to enjoy one of Calgary's most established and beloved communities. Book your private showing and discover everything this special Wildwood property has to offer.