



GRASSROOTS
REALTY GROUP

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30 Wimbledon Drive SW
Calgary, Alberta

MLS # A2344068



\$1,185,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,491 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV wall mount, wall mounted bike rack, fridge in utility room, black metal shelf in under stairs closet

Welcome to an architectural masterpiece in the heart of Wildwood, a community celebrated for its lush tree-canopy streets, quiet elegance, and immediate proximity to the natural beauty of Edworthy Park and the Bow River pathway system. Offering an exceptionally rare inner-city combination, this residence pairs three bedrooms above grade with a double attached garage for the ultimate blend of style and daily convenience. Completely reimagined, this bungalow effortlessly blends refined mid-century warmth with contemporary luxury. A spacious foyer and wide gallery hallways draw you into an extraordinary open-beamed great room, anchored by a dramatic masonry fireplace designed for intimate evenings or effortless entertaining. The gourmet kitchen stands as a central showpiece, featuring rich custom cabinetry, stone counters, a gas range, a built-in microwave drawer, and a large central island highlighted by pendant lighting. Solid hardwood and porcelain tile flow seamlessly underfoot throughout the main level. The main level primary suite serves as a serene sanctuary, featuring a custom walk-in closet and a spa-inspired ensuite equipped with heated tile floors, a sleek granite vanity, a glass-enclosed shower, and a freestanding soaker tub. Downstairs, the expansive lower level extends the living space with a massive media and games room, complete with a full wet bar, plus a fourth bedroom, a stylish four-piece bath, and a generous laundry room. Step outside into a private, forest-like backyard retreat where massive mature shade trees form a lush canopy over a multi-level wooden deck. Fully fenced for complete privacy, this serene outdoor sanctuary creates an effortless backdrop for summer lounging and outdoor play. Complete with central A/C and an attached double garage, a rare luxury in inner-city Wildwood, this turnkey residence delivers

high-design living just minutes from downtown.