

# \$749,900 - 17 Windermere Road Sw, Calgary

MLS® #A2236574

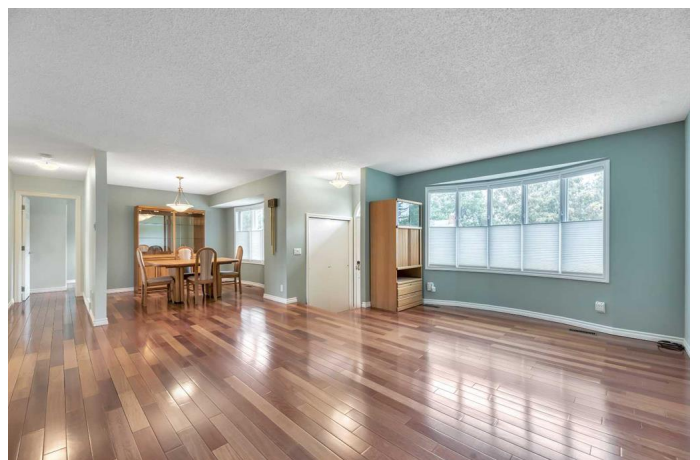
**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.12 Acres

Wildwood, Calgary, Alberta

An incredible opportunity to own a well-loved home in the heart of Wildwood, one of Calgary's most desirable and established communities. This beautifully maintained 4-bedroom, 2-bathroom bungalow (with 2 bedrooms down, non-egress windows) is being offered for sale by the original owners â€” a true testament to the care and pride poured into the property over the years. The main floor features rich hardwood flooring, a spacious and sun-filled living room that flows seamlessly into the dining area, and a cozy breakfast nook â€” perfect for your morning coffee. The updated triple-pane windows throughout allow for an abundance of natural light while adding energy efficiency and comfort. The kitchen is functional and bright, with newer appliances and potential to personalize to your taste. Downstairs, you'll find a well-laid-out lower level with two additional bedrooms, a full bathroom, and a generous recreation space â€” ideal for a growing family, hobby space, or home office setup. The south-facing backyard is a gardener's dream with plenty of sunshine, mature landscaping, and a newer fence (2021) for privacy. An oversized single detached garage offers ample storage or workshop space. Additional updates include a hydronic furnace (2010) and hot water tank (2017). Located on a quiet street, just minutes to Edworthy Park, the Bow River pathway system, and great schools. With quick access



to Bow Trail, the mountains, and downtown, this home is perfectly positioned for both convenience and lifestyle. Whether you're looking to move in, renovate, or invest – this is a rare chance to secure a fantastic property in Wildwood.

Built in 1961

**Essential Information**

MLS® #	A2236574
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	17 Windermere Road Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3K2

**Amenities**

Parking Spaces	4
Parking	Additional Parking, Driveway, See Remarks, Single Garage Detached, Alley Access, Oversized
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), See Remarks
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Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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