

**17 Windermere Road SW
Calgary, Alberta**

MLS # A2251701



\$725,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Driveway, Oversized, See Remarks, Single		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: - All appliances as is condition -

An incredible opportunity awaits in the heart of Wildwood, one of Calgary's most desirable and established communities. This well-loved 4-bedroom, 2-bathroom bungalow (with 2 bedrooms down, non-egress) has been cherished by the original owners — a true reflection of pride of ownership and long-term care. The main floor greets you with rich hardwood floors, a sun-filled living room, and a seamless flow into the dining space. A cozy breakfast nook offers the perfect spot to start your day, while triple-pane windows throughout fill the home with natural light and enhance year-round comfort. The bright, functional kitchen comes with newer appliances and room to make it your own. The lower level is well designed with two additional bedrooms, a full bathroom, and a generous recreation area — perfect for family movie nights, hobbies, or a home office. Step outside to the south-facing backyard, a private retreat for gardeners and outdoor enthusiasts alike. With mature landscaping, plenty of sunshine, and a newer fence (2021), it's a space to relax, play, or entertain. An oversized single garage provides extra storage and workshop potential. Notable updates include a hydronic furnace (2010) and hot water tank (2017). Tucked away on a quiet street, you're just minutes to Edworthy Park, the Bow River pathway system, top-rated schools, and local shops. Quick access to Bow Trail makes commuting downtown or escaping to the mountains effortless. Whether you're ready to move right in, personalize with a renovation, or invest for the future, this is a rare chance to secure a fantastic home in Wildwood.