

**84 Waterloo Drive SW  
Calgary, Alberta**

**MLS # A2288353**



**\$899,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Separate Entrance		

**Inclusions:** N/A

Situated in the highly sought-after community of Wildwood, this exceptional corner lot offers a rare opportunity for redevelopment in one of Calgary's most desirable inner-city neighborhoods. Perched above the Bow River and bordering Edworthy Park, the location is truly unmatched surrounded by nature, yet just 10 minutes to downtown. This 60' x 100' flat, corner lot sides onto a peaceful green space lined with mature spruce trees, offering added privacy and an ideal setting for a future build. With zoning that supports a high-end duplex or custom single-family redevelopment, this property is perfectly positioned for investors, builders, or those looking to create a dream home in a premier location. Wildwood is known for its quiet, non-through streets, strong community feel, and unbeatable access to outdoor amenities, pathways, and green space. Enjoy quick connections to the mountains, proximity to top-rated schools, shopping, and transit including the nearby C-Train line. Opportunities like this combining premium lot characteristics, ideal orientation, and one of Calgary's most coveted locations are increasingly rare. Secure your place in Wildwood and unlock the full potential of this remarkable property.