

# \$725,000 - 17 Windermere Road Sw, Calgary

MLS® #A2251701

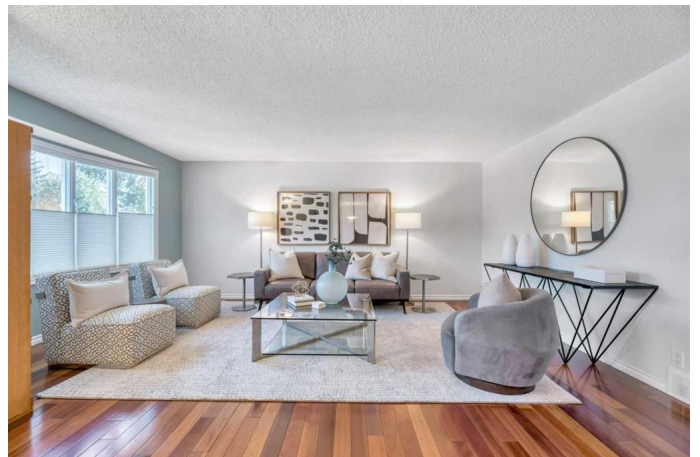
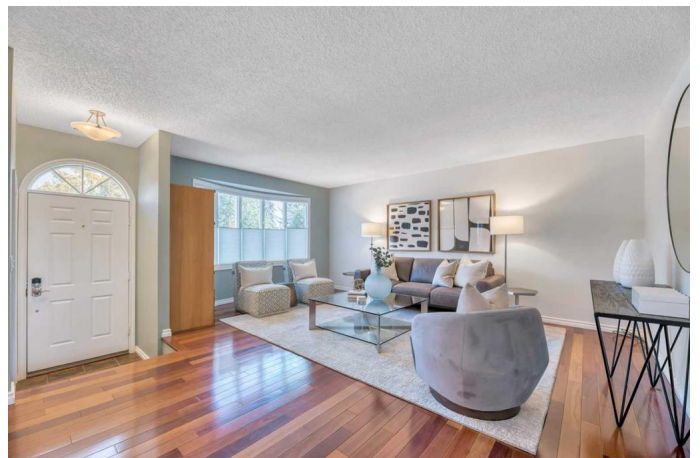
**\$725,000**

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.12 Acres

Wildwood, Calgary, Alberta

**\*\* Open House on Saturday, September 27th from 2pm-4pm! \*\*** 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.

Built in 1961

**Essential Information**

MLS® #	A2251701
Price	\$725,000
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, Alley Access, Driveway, Oversized, See Remarks, Single Garage Detached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), See Remarks
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	September 1st, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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