

# \$974,900 - 53 Wildwood Drive Sw, Calgary

MLS® #A2235025

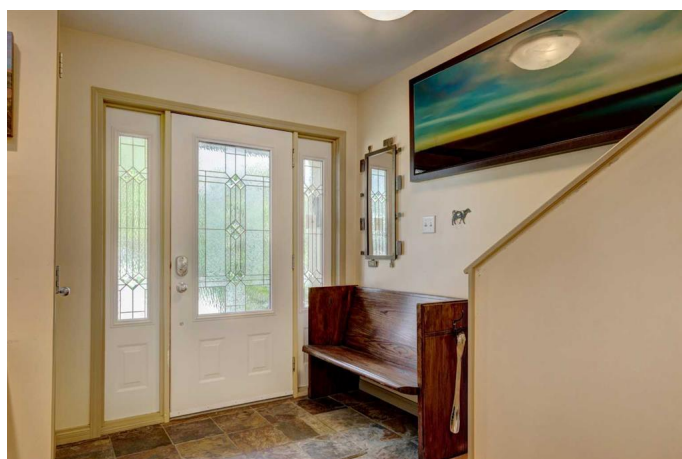
**\$974,900**

3 Bedroom, 2.00 Bathroom, 1,330 sqft

Residential on 0.15 Acres

Wildwood, Calgary, Alberta

Nestled in nature yet just 10 minutes from downtown, this one-of-a-kind property is located in one of the most desirable sections of Wildwood Drive. Set on a full 65-foot frontage lot along a quiet stretch of the street, this home offers both privacy and exceptional potential. The current residence is a warm and inviting 3-bedroom home, providing over 1,800 sq. ft. of functional living space. The main floor features a welcoming open layout with a formal living room with fireplace, kitchen, and dining area, complemented by a spacious and cozy lower level family room with second fireplace, bath, and laundry. The basement level offers development potential to further expand your living space. Outside, the massive, mature backyard provides a spectacular peaceful retreat with ample room to relax or entertain. This is a beautifully livable home as-is, but the location also presents an exceptional opportunity to build a custom luxury residence in one of the community's most sought-after spots. No matter your vision, you'll enjoy the stunning natural views and unbeatable access to amenities. Wildwood Elementary School is just a five-minute walk away, along with the adjacent community centre offering playschool, skating, hockey, tennis, pickleball, basketball, yoga, a fire pit, and a community garden. Explore Edworthy Park, hit the links at Shaganappi Golf Course, visit the Wildflower Arts Centre, or take advantage of nearby shops, restaurants, grocery stores, and multiple transit options



including LRT. With just two traffic lights between you and downtownâ€”or quick access to the mountains in the other directionâ€”this is a location that truly offers the best of all worlds. Donâ€™t miss your chance to own a piece of Wildwood Drive. Contact your Realtor today to book your private showing.

Built in 1956

**Essential Information**

MLS® #	A2235025
Price	\$974,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,330
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	53 Wildwood Drive Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3C6

**Amenities**

Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Recessed
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	Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Insert, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	14
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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