

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

MLS® #A2251701

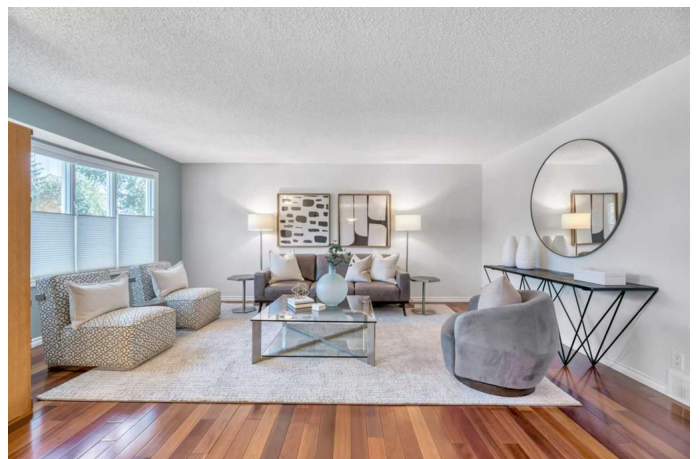
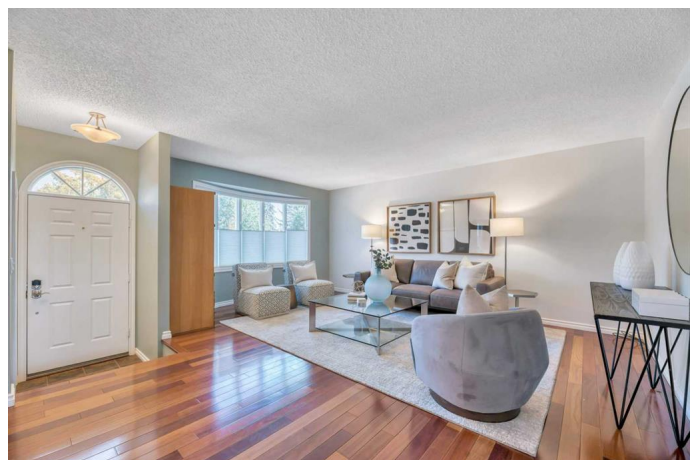
**\$725,000**

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.12 Acres

Wildwood, Calgary, Alberta

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, Washer, Wall/Window Air Conditioner |

|              |                     |
|--------------|---------------------|
| 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 | 32                  |
| Zoning         | R-CG                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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