

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

MLS® #A2251701

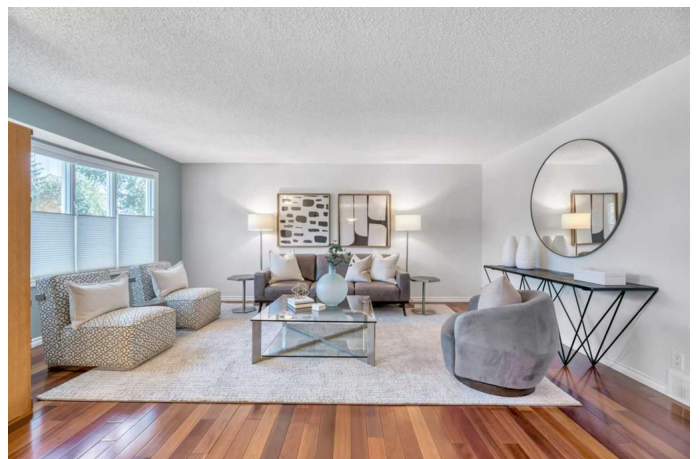
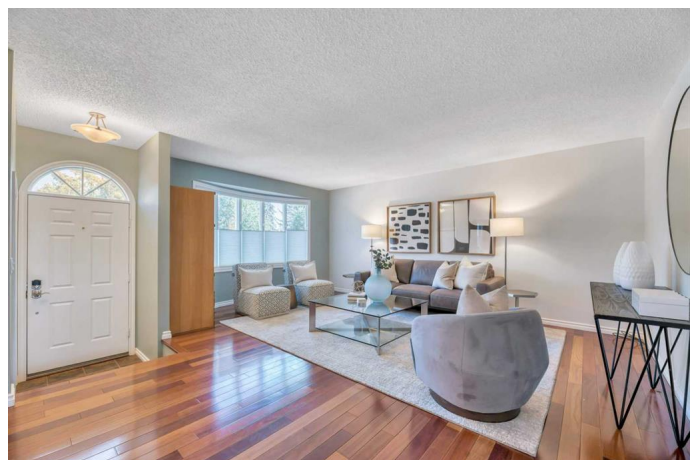
\$725,000

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.12 Acres

Wildwood, Calgary, Alberta

**** Open House Saturday, September 6th from 1pm-3pm! **** 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, Single Garage Detached, See Remarks
# 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	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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