

**52 Windermere Road SW**  
**Calgary, Alberta**

**MLS # A2231409**



**\$829,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Wildwood                             |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bungalow                             |               |                   |
| <b>Size:</b>     | 927 sq.ft.                           | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached               |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Private |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Steam Room |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | Nil |
|--------------------|-----|

Lovely gem of a home with everything that you need. 3 BR. 3 bay windows. The kitchen has shelving galore! Frosted glass kitchen cupboards. Granite counters and island. Lower bath is a \$30000 value featuring a STEAM shower 'to die for'. HEATED floor. Both baths have deep tubs. FULLY developed with 4th BR. family room and office. 60 ft. frontage allows for extra space on both boundaries. Totally private, fully fenced patio and garden. Lovely exposed aggregate concrete walks and patio. Nat gas BBQ hook up. Premier location that is quiet and only 2 blocks to feeder roads and transit. Neighborhood schools nearby.