

**4736 Worcester Drive SW**  
**Calgary, Alberta**

**MLS # A2264201**



**\$745,000**

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Wildwood                                            |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Bungalow                                            |               |                   |
| <b>Size:</b>     | 1,049 sq.ft.                                        | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 4                                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Off Street                  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Level |               |                   |

|                    |                                                                          |                   |      |
|--------------------|--------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Suite                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | French Door, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** basement fridge, outdoor shed

OPEN HOUSE SATURDAY, OCTOBER 18, 1 - 3 pm. Opportunity Knocks! Here's your chance to enjoy a fully updated 4-bed, 2.5-bath bungalow with a bright and airy (illegal) basement suite, oversized double detached garage, and huge fenced lot in sought-after, inner-city nature haven - Wildwood! Over the past 5.5 years, many upgrades have been completed. They include the addition of a main-floor guest bathroom and primary bedroom walk-in closet. Numerous new windows have been installed, including 3 large basement windows in window wells, which make the lower level sunny and bright throughout and ensures the basement bedroom is fully egress-compliant. The lower level also has an attractive kitchenette, a large and inviting living area, a full bathroom, and a large laundry/utility room with extra storage space. Upstairs on the main floor, you'll enjoy sunlit living and dining rooms, 3 bedrooms, 1.5 bathrooms, and a newer kitchen with upper cabinets to the ceiling and quartz countertops. The dining room features French doors that open to the side deck, which wraps around to the backyard, perfect for alfresco summer dining. The yard is large, private, and charming with extensive flowerbeds and landscaping. A bespoke interlocking stone front walkway, fully fenced backyard, double detached garage, and additional 8 x 4 storage shed all add to the outdoor appeal and enjoyment of this home. The furnace and roofing were both replaced in 2016. Moreover, you're in Wildwood! Numerous K-9 schools are in easy walking distance, as is the community centre with a hockey rink, nursery school, yoga classes, sports courts, fire pit, and community garden. At the west end of Worcester Drive, you'll find direct access to Edworthy Park and the Edworthy off-leash park. Head down to the Bow River or the Douglas Fir Trail on foot or over to the Shaganappi Golf Course for

summer golf or winter cross-country skiing. Wildwood is an amazing neighbourhood with a vibrant community of residents who rarely leave. A great place to raise a family; enjoy a quiet, nature-oriented lifestyle; and still have an easy commute downtown. THE OPPORTUNITY IS YOURS - YOUR WILDWOOD HAVEN AWAITS!