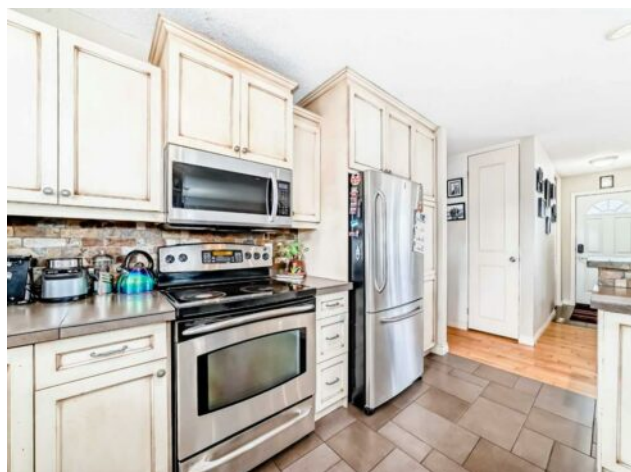


**53 Wakefield Drive SW
Calgary, Alberta**

MLS # A2230901



\$744,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Westgate | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,040 sq.ft. | Age: | 1960 (65 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Oversized | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Mid Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry | | |

Inclusions: none

Welcome to a hidden gem nestled in one of Calgary's most established and desirable neighborhoods. This stunning home offers 57'X100'ft R-CG SOUTH FACING back yard with over 1900sqft of developed space. This stunning 3+2-bedroom home offers a rare blend of character, comfort, and charm, set on a quiet, tree-lined street, the curb appeal alone will draw you in with its charm and timeless exterior. Step inside to discover an inviting floor plan with thoughtful details throughout starting with a functioning kitchen with newer cabinets, Center raised island, and with stainless steel appliance package. Functional breakfast nook/Dining room is large enough to fit 8 people. The spacious living room features large windows allowing natural light to pour in. Maple hardwood flooring throughout the main floor, 3 large bedrooms, 8-foot newer doors, all newer baseboards and casing, and a functional 4pc bath with tiled flooring. Mostly newer windows, the Lower level offers back separate entrance, and is completed with a suite (illegal), with wonderful family room with gas fireplace, Newer Mid Efficient furnace, with a newer hot water tank, kitchen, and 2 large bedrooms with huge windows throughout for that natural light, and a 3pc bath. Private Huge SOUTH FACING BACK YARD with convenient back lane, and an oversized insulated Double detached (25.6x20.1) garage with a separation wall in between. This is an amazing inner-City property with endless possibilities, just minutes from Downtown Calgary, 5min walk to the 45th St C-Train station, and all levels of Schools. This home is a perfect blend of traditional charm and modern updates, or an investment potential. -an absolute must-see!