

146 Wedgewood Drive SW
Calgary, Alberta

MLS # A2257725



\$699,900

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Storage		

Inclusions: None

Location...Location...This wonderful lot is in a prime street just on the north side of Spruce Drive in the fabulous community of Wildwood. This property sits on a 55' x 100' Foot Lot with an RC-G zoning; west facing. Live in or rent out while you are making plans for your dream home. This community is highly sought after with all the amenities in place; from shopping to schools nearby and within walking distance. Enjoy the vast array of walking/cycling pathways in nearby Edworthy Park, off leash areas for your dogs, golfing at the fabulous Shaganappi Golf Course and just minutes driving into downtown or hop on the LRT. This home offers a total of four good size bedrooms, a large kitchen with a breakfast bar, original hardwood flooring on the main and a huge recreation room in the basement. Quick possession is possible; don't miss out on this fabulous opportunity call for your private viewing today.