

**84 Waterloo Drive SW
Calgary, Alberta**

MLS # A2288353



\$829,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Separate Entrance		

Inclusions: N/A

Situated in the highly sought-after community of Wildwood, this exceptional corner lot offers a rare opportunity for redevelopment in one of Calgary's most desirable inner-city neighborhoods. Perched above the Bow River and bordering Edworthy Park, the location is truly unmatched surrounded by nature, yet just 10 minutes to downtown. This 60' x 100' flat, corner lot sides onto a peaceful green space lined with mature spruce trees, offering added privacy and an ideal setting for a future build. With zoning that supports a high-end duplex or custom single-family redevelopment, this property is perfectly positioned for investors, builders, or those looking to create a dream home in a premier location. Wildwood is known for its quiet, non-through streets, strong community feel, and unbeatable access to outdoor amenities, pathways, and green space. Enjoy quick connections to the mountains, proximity to top-rated schools, shopping, and transit including the nearby C-Train line. Opportunities like this combining premium lot characteristics, ideal orientation, and one of Calgary's most coveted locations are increasingly rare. Secure your place in Wildwood and unlock the full potential of this remarkable property.