

70 Wimbledon Crescent SW  
Calgary, Alberta

MLS # A2304302



## \$975,000

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized, Tandem		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Rectangular Lot, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Shed x2, Mini fridge, Wardrobes in primary bedroom, Shelving in Mud Room

**\*\* Open House, Sun, May 3, 1-3pm \*\*** This classic bungalow has been meticulously updated, blending original character with a clean, modern aesthetic. The open-concept living area is anchored by stunning sculptured ceilings and a large west-facing bay window that fills the space with natural light. Every detail has been addressed to provide a cohesive, sophisticated feel. The redesigned main floor includes a primary suite with a dedicated full ensuite bath. The original hardwood floors have been professionally refinished, maintaining the home's history while providing a fresh look. A second bedroom offers flexibility, and the modernized kitchen with quartz counters and an open layout serves as the central hub for the formal dining and living areas. The fully finished basement significantly expands the home's footprint, featuring a large family room for entertainment. Two additional bedrooms and a full bathroom make this level ideal for guests or family members. A dedicated mudroom serves as a functional transition, connecting the lower level directly to the attached garage, where practicality meets lifestyle with the oversized double tandem garage. The new front porch provides a dedicated west-facing sitting area, while the nearly 6,000-square-foot lot offers a private, east-facing backyard retreat. Located on a quiet crescent just minutes from the downtown core and local park systems, this property is a premium opportunity in a stable community. Call today to view this masterfully renovated Wildwood home.