

**146 Wedgewood Drive SW**  
**Calgary, Alberta**

**MLS # A2248027**



## \$850,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Laminate Counters, Natural Woodwork		

**Inclusions:** none

RC-G ZONED & 55 x 100 FT LOT & PRIME WILDWOOD LOCATION NORTH OF SPRUCE DRIVE Located on one of Wildwood's most desirable and quiet streets north of Spruce Drive, this large bungalow offers over 1,200 sq. ft. of comfortable living space on the main level. Set on a generous 55 x 100 ft lot with sought-after RC-G zoning, the property presents exceptional redevelopment potential while also providing a move-in ready home with a few touch ups, in a coveted location. The custom-designed kitchen features deep wood coloured cabinetry, tons of countertops, a peninsula overlooking the great room, stainless steel appliances, a gas stove, and ceramic tile flooring. All creating a cozy atmosphere for you to enjoy with family and friends. Enjoy the mature landscaping, and close proximity to Wildwood School, parks, extensive river pathways, and nature areas & all just minutes from downtown. This is a rare opportunity to own in one of Calgary's most sought-after inner-city neighbourhoods with RC-G zoning flexibility. Be sure to check out the video tour!