

**132 Wedgewood Drive SW**  
**Calgary, Alberta**

**MLS # A2287120**



**\$898,900**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome home to this thoughtfully renovated Wildwood bungalow, ideally located on a quiet, tree-lined street in one of Calgary's most established and sought-after inner-city communities. Extensively renovated between 2019 and 2022 and designed by Amanda Hamilton Interiors, this home blends timeless design with modern functionality. The main floor is bright, open, and welcoming, thoughtfully designed for both everyday living and effortless entertaining. The chef-inspired kitchen is the heart of the home, featuring quartz countertops, custom full-height cabinetry, stainless steel appliances, a gas range, and carefully selected modern fixtures and finishes. The seamless connection between the kitchen, dining, and living areas creates a warm, inviting space ideal for hosting family and friends or enjoying quiet evenings at home. The primary suite is a true retreat, offering a spacious walk-in closet and a spa-inspired ensuite complete with dual vanities, a walk-in shower, heated floors, and a steam shower. An additional main-floor bedroom and full bathroom provide flexibility for guests, children, or a home office. The fully developed basement expands the living space even further with a generous media and recreation area, two additional bedrooms, a full bathroom, and a dedicated laundry area—perfect for families or multi-generational living. Behind the scenes, this home has been comprehensively upgraded to provide long-term peace of mind. Renovations include all new electrical and plumbing, upgraded HVAC ducting, furnace and hot water tank, enhanced insulation throughout (including insulated rim joists), new vapour barrier, and new drywall on both the main floor and basement. Original hardwood floors have been refinished and paired with basement carpet. Additional comfort features include heated floors in all three bathrooms, air

conditioning, air sanitation purification system. The exterior has been fully refreshed with Hardie board siding, new windows and doors, a new roof, eaves, soffits, and fascia, enhancing both curb appeal and durability. The backyard is designed for enjoyment and entertaining, featuring a large deck and fire pit, while the oversized 26' x 22' double detached insulated garage offers ample storage and parking space. Within walking distance to Wildwood Elementary School, soccer fields, tennis and pickleball courts, a hockey rink, playground, Wildwood Playschool, and a community garden, this neighbourhood is ideal for active lifestyles. Enjoy quick access to Edworthy Park's extensive pathways and green spaces, and easy connections to Bow Trail, placing downtown Calgary just minutes away. This exceptional home offers the rare combination of thoughtful design, extensive renovations, and an unbeatable inner-city location—perfect for those seeking quality, comfort, and community. Book your showing today!