

4039 5 Avenue SW
Calgary, Alberta

MLS # A2309500



\$959,900

Division:	Wildwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,200 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Wet Bar		

Inclusions: Basement: fridge/freezer, standalone freezer, microwave, all as is, Outside BBQ included as is.

A rare opportunity to create a one-of-a-kind residence in the well-established, desirable community of Wildwood on an oversized, 6,500 square foot lot. Perfect for young families wanting to settle in now and thoughtfully renovate over time to create their long-term, forever home. Also, an exceptional opportunity for developers, builders, and custom home seekers looking to design a long-term home in a premier neighbourhood. Move-in ready, the home showcases original hardwood flooring, a naturally bright living room, and three upper-level bedrooms, including one with a sliding door that opens onto a private balcony. The updated kitchen features stainless steel appliances, a charming bay/garden window, a comfortable eating area and convenient access to the backyard. It connects seamlessly to the dining area. On the upper level, the bathroom has been thoughtfully updated, blending modern convenience with classic character. The lower level offers a cozy family room with a wet bar and an extra bedroom, perfect for guests or extended family. The basement provides a spacious bathroom with a jetted tub, a laundry area, and a handy prep/storage space complete with a fridge, freezer, and microwave. A secondary, unfinished, smaller room adds versatility, ideal for a home office or conversion into a future bedroom. The backyard includes a covered space perfect for relaxing out of the sun, a storage shed and a single-car garage. There's parking for several vehicles as well as space for a motorhome or boat. Walk to Wildwood Elementary School, nearby sports fields, playgrounds, and the Wildwood Community Centre, offering community gardens, an outdoor rink, and tennis, pickleball, and basketball courts. Enjoy walks, bike rides and hikes through Edworthy Park's pathways and green areas, as well as the Douglas Fir Trail with dramatic

views of the Bow River Valley. Just a short drive to Westbrook Mall, transit, the library, and local amenities, while also offering fast routes to downtown and the mountains. This home is well-suited in a prime location and offers endless possibilities.