

\$768,980 - 96 Windermere Road Sw, Calgary

MLS® #A2248721

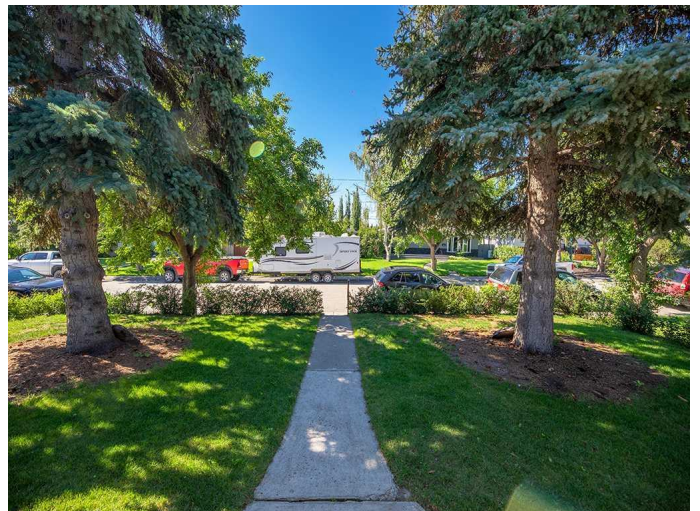
\$768,980

3 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.14 Acres

Wildwood, Calgary, Alberta

OPEN HOUSE 1-4 pm on Sunday, August 31st. Discover this beautifully updated bungalow nestled on a 5,994 sq ft lot (60'X100") with 60 feet of frontage in the desirable inner-city community of Wildwood. Just a short walk from Edworthy Park and the picturesque Bow River, this location offers the perfect balance of nature and city living. Enjoy peaceful river walks, nearby parks, and local shops and caf  s all within easy reach. With downtown Calgary only a quick 10-minute drive away, you have seamless access to urban amenities while benefiting from a calm, community-focused neighborhood. The open-concept floor plan features a sunny, south-facing living room, dining area, and kitchen at the heart of the home, with the bedrooms and an updated main bathroom tucked away for privacy. Newly installed pot lights in the living room and kitchen illuminate the entire space beautifully. The kitchen is equipped with stainless steel appliances, quartz countertops, and abundant cabinetry. The primary bedroom has been thoughtfully expanded by merging two bedrooms, offering ample space and privacy. The finished basement includes a spacious bedroom with its own ensuite and walk-through closets, along with a large recreation room offering endless possibilities for family activities. A backdoor and separate basement entrance provide flexibility for future use. Recent upgrades include brand new pot lights and ceiling fixtures on the main floor, fresh paint



throughout the main level, a new garage roof (August 2025), new refrigerator (July 2025) and electric stove (June 2025), a newer furnace (2022), and a new garage man door (August 2025). Outdoors, youâ€™ll find an organic garden and a generous backyard perfect for enjoying fresh vegetables right at home. The oversized double detached garage, accessible via the back alley, offers excellent potential for future redevelopment. There is also a gated concrete pad for your third vehicle or trailer. Please review the 3D virtual linke for more information.

Built in 1956

Essential Information

MLS® #	A2248721
Price	\$768,980
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	96 Windermere Road Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3K5

Amenities

Parking Spaces	2
----------------	---

Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Front Yard, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.