

**4008 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2234050**



**\$835,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Primary Downstairs, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub, TV Wall Mounts (2)		

WELCOME TO LIFE IN WILDWOOD. WHERE NATURE MEETS CITY LIVING. Tucked into one of Calgary's most beloved inner-city communities, this thoughtfully updated rock solid bungalow offers the perfect balance of peaceful suburban living with unbeatable proximity to downtown, schools, green spaces, and the mountains. Surrounded by mature trees on a beautifully landscaped lot, this home was designed for low-maintenance enjoyment and everyday comfort. The fully fenced yard, featuring side and back gates, leads to a 2024-upgraded outdoor oasis, including professionally installed artificial grass, custom hardscaping, a ground-level composite deck with overhead lighting, and a Cal Spa 6-person hot tub, ideal for relaxing under the stars after a day in the mountains or at Edworthy Park. Inside, the bright and functional kitchen includes granite countertops, stainless steel appliances (including an induction range with double oven), a built-in pantry, and a large pass-through that opens to a formal dining area perfect for family meals or entertaining friends. Beautiful 1 $\frac{1}{4}$ " oak hardwood flows through the main level, where three upstairs bedrooms feature ceiling fans and large windows. The main bath was stylishly renovated in 2018, while all windows were replaced in 2013. Downstairs, the spacious primary suite offers a private retreat with a large egress window, walk-in closet with built-ins and lighting, and a cheater ensuite with a deep soaker tub; your own spa-like sanctuary. Other practical upgrades include a new hot water tank (2023), updated sewer line (2024), and an oversized double garage with ' ceilings and alley access. Enjoy easy walking access to Wildwood Elementary, Vincent Massey Junior High, and St. Michael School, plus multiple playgrounds, sports fields, and the Wildwood Community Centre—with its tennis courts,

skating rinks, pickleball, and more. Connect to Douglas Fir Trail, Edworthy Park, and Calgary's bike path network in minutes. All this, just a short drive or C-Train ride from the downtown core. This is more than a home, it's a lifestyle. One where kids can walk to school, neighbours become friends, and adventure is always just around the corner.