

# \$850,000 - 146 Wedgewood Drive Sw, Calgary

MLS® #A2248027

**\$850,000**

4 Bedroom, 2.00 Bathroom, 1,202 sqft  
Residential on 0.13 Acres

Wildwood, Calgary, Alberta

RC-G ZONED " 55 x 100 FT LOT "  
PRIME WILDWOOD LOCATION NORTH OF  
SPRUCE DRIVE

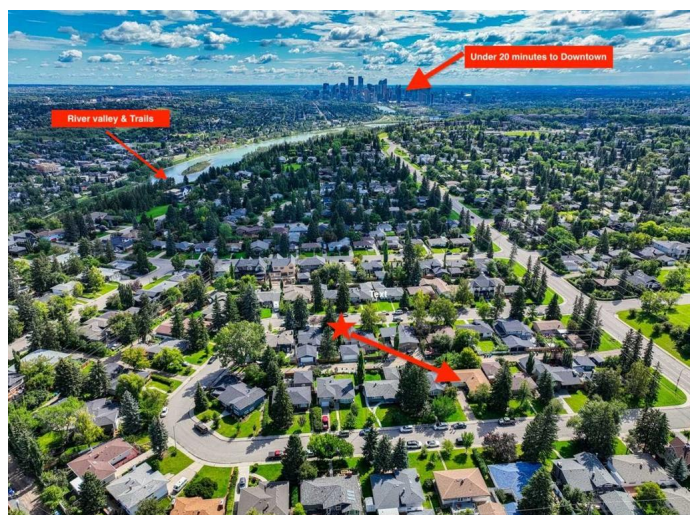
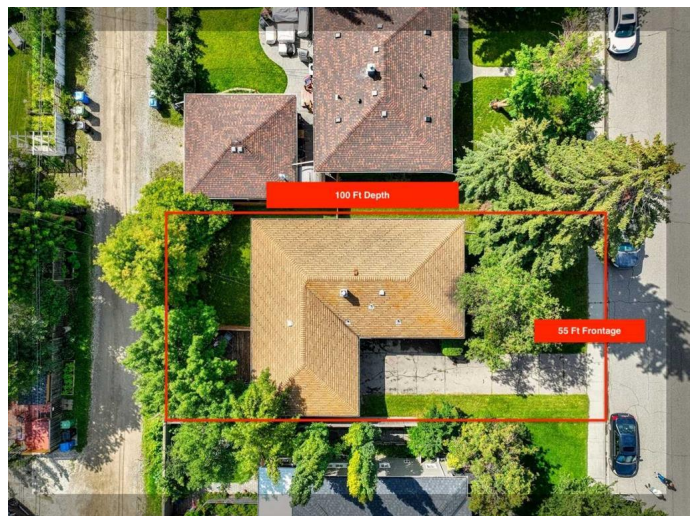
Located on one of Wildwood's most desirable and quiet streets north of Spruce Drive, this large bungalow offers over 1,200 sq. ft. of comfortable living space on the main level. Set on a generous 55 x 100 ft lot with sought-after RC-G zoning, the property presents exceptional redevelopment potential 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!

Built in 1956

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2248027  |
| Price  | \$850,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,202       |
| Acres          | 0.13        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 146 Wedgewood Drive Sw |
| Subdivision | Wildwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3c3G8                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Laminate Counters, Natural Woodwork                       |
| Appliances        | Built-In Gas Range, Dishwasher, Dryer, Range Hood, Washer, Window Coverings, Water Purifier |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Partially Finished                                                                    |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                               |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Level, Many Trees, Private, Treed |
| Roof              | Asphalt Shingle                                                            |

|              |                  |
|--------------|------------------|
| Construction | Composite Siding |
| Foundation   | Poured Concrete  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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