

# \$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

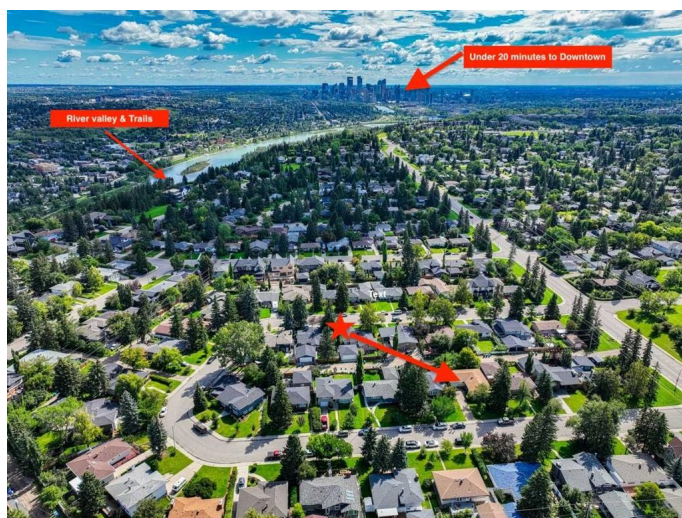
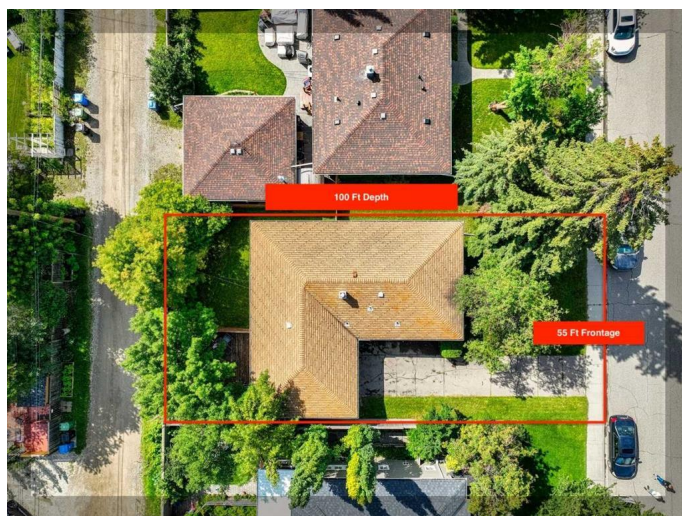
Located on one of Wildwood's most desirable and quiet streets north of Spruce Drive, this large bungalow offers over 1,200 sq. ft. of comfortable living space on the main level. Set on a generous 55 x 100 ft lot with sought-after RC-G zoning, the property presents exceptional redevelopment potential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

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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