

# \$865,000 - 74 Walnut Drive Sw, Calgary

MLS® #A2259786

**\$865,000**

4 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0.14 Acres

Wildwood, Calgary, Alberta

Welcome to 74 Walnut Drive SW, a spacious and thoughtfully updated bungalow in the heart of Wildwood. The kitchen is designed to make everyday life easier, featuring a skylight for natural light, granite countertops, custom cabinetry with under-cabinet lighting, a built-in wine rack, and a large peninsula with bar seating, ideal for casual meals and family conversations. Double French doors from the dining area open to the backyard, creating an effortless indoor-outdoor flow for barbecues and gatherings. The living room is anchored by a gas fireplace with custom built-ins and wired sound, offering a comfortable space to unwind, while refinished hardwood floors bring warmth and durability throughout the main level. Three bedrooms and a full bathroom complete the main floor.

Downstairs, a fully finished basement adds flexibility with a spacious rec room, workout area, fourth bedroom, flexible open space that could serve as an office, second full bathroom, laundry, and generous storage. Outside, the private backyard is framed by mature trees, a large deck, and raised garden beds, perfect for kids, pets, or quiet evenings outdoors. An attached garage, updated windows and doors, and modern electrical panel add everyday convenience.

Life in Wildwood enhances your routines and weekends alike. Walk the kids to school, bike to work, or explore nearby Edworthy Park and the Douglas Fir Trail. Evenings can be spent at the community association's rinks, courts,



and playgrounds, where neighbours quickly become friends. With quick access to both downtown and the mountains, this home offers a lifestyle thatâ€™s as practical as it is enjoyable.

Built in 1956

**Essential Information**

MLS® #	A2259786
Price	\$865,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,229
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	74 Walnut Drive Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3H3

**Amenities**

Parking Spaces	3
Parking	Driveway, On Street, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, French Door, Granite Counters, No Smoking Home, Pantry, Storage, Wired for Sound, Skylight(s)
-------------------	--

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private, Native Plants
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.