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**Century 21 Bamber Realty Ltd**  
1612 17 Ave SW  
Calgary, AB  
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3820 4 Avenue SW, Wildwood, Calgary, Alberta, T3C 0B4, Canada

MLS®# A1016780



<b>Property Value</b>	\$749,900
<b>Type</b>	Detached
<b>Style</b>	4 Level Split
<b>Basement</b>	Finished, Full
<b>Parking</b>	Driveway, Carport, Parking Pad
<b>Year Built</b>	1962
<b>Living Area</b>	1,625 sq.ft.
<b>Lot Frontage</b>	50.95 ft
<b>Lot Depth</b>	15.53 ft
<b>Lot Size Area</b>	5,167 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1 full & 1 half

## Description

This is the home you have been dreaming of in the fabulous community of Wildwood. This fully developed, beautiful one of a kind mid century home which has been perfectly updated while keeping the original components of what makes these homes so special. Stepping into this space is like stepping into a magazine, one featured in Avenue magazine this home is the perfect combination of style and character. The kitchen and living area is the perfect space to entertain with its bright and open concept to flow from living to dining to kitchen with beautiful open beam accents and a bright fun mid century backsplash your friends will be envious of your new space. On the upper floor you will find 3 well appointed bedrooms with a newly renovated bath. On the main floor you will find a large flex room with another newly renovated bath, this space is perfect for a home office, studio space or rec room. The newly renovated lower level features another large rec room, wet bar and laundry. This home is situated on a corner lot which allows sun from all sides from morning till evening and has a fantastic two side yard. One west facing to tend to all of your green thumb gardening and the other a private oasis to entertain with a gorgeous canopy tree built into the fence. This home has had several upgrades and renovations completed recently which include landscaping + garden, fence, exterior, roof, HW tank and the list goes on. Wildwood is a wonderful inner city neighbourhood with the sense of a well established community. It's also a community that promotes an active inner-city lifestyle. Edworthy Park is at the West end with a large off leash area + cycling + walking trails to explore. Be sure to check out the top 10 list featured in the home. Showings by appointment only.









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