

# \$1,999,900 - 54 Wildwood Drive Sw, Calgary

MLS® #A2185696

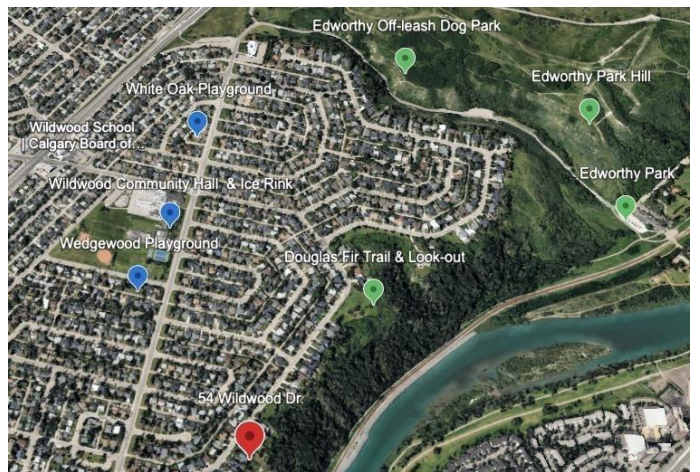
**\$1,999,900**

5 Bedroom, 3.00 Bathroom, 2,028 sqft  
Residential on 0.40 Acres

Wildwood, Calgary, Alberta

This extraordinary property on Wildwood Drive offers a rare chance to own a home in one of Calgary's most coveted locations. Nestled on a flat ridge lot spanning over 17,000 square feet—nearly three times the size of the average lot in Wildwood—this residence combines unparalleled privacy, space, and breathtaking, unobstructed views of the Bow River Valley, Edworthy Park, and northern Calgary. Situated on 0.4 acres, and only steps away from 3 green spaces including the Douglas Fir Trail, this home provides serene natural surroundings while being just minutes from downtown. Homes like this rarely come to market, as many ridge properties have been lovingly held by families for decades, some for over 65 years. It's truly a once-in-a-lifetime opportunity.

With over 3,500 square feet of thoughtfully designed living space, this home perfectly balances comfort, functionality, and entertainment potential. The main floor, boasting more than 2,020 square feet, is anchored by an open-concept kitchen designed by Legacy Kitchens, seamlessly flowing into a spacious dining area and a great room. Floor-to-ceiling windows fill these spaces with natural light while framing spectacular views, creating an inviting and uplifting atmosphere. Three generously sized bedrooms, including a serene primary suite, and a private den with a separate entrance ideal for remote work, complete the main level. The lower level extends the home's



versatility, offering over 1,500 square feet with two additional bedrooms, a cozy home theater, and a flexible den or craft room that could easily serve as a sixth bedroom. This level provides endless possibilities, whether for accommodating guests, creating hobby spaces, or enjoying family movie nights.

Outside, the property continues to impress with a 700-square-foot cedar deck, perfect for summer barbecues, morning coffee, or simply soaking in the breathtaking views. The expansive, flat backyard—an uncommon feature for ridge properties—offers limitless potential for future expansion, a pool, or crafting your ultimate outdoor retreat.

Ideal for families looking for room to grow, professionals in need of work-from-home solutions, or anyone who values privacy and space close to the city core, this home offers a lifestyle of comfort, beauty, and connection to nature. Whether you're hosting lively gatherings, enjoying quiet moments on the deck, or envisioning the possibilities for a custom dream home, this property provides a unique opportunity to own one of Calgary's finest locations.

This home offers the best of both worlds—a tranquil, nature-filled setting just minutes from downtown, top schools, and urban conveniences. Don't miss the chance to explore this exceptional property and experience all it has to offer. Contact us today for your private tour!

Built in 1957

## Essential Information

MLS® #	A2185696
Price	\$1,999,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3

Square Footage	2,028
Acres	0.40
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	54 Wildwood Drive Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3C5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Baseboard, Fireplace(s), Natural Gas, Boiler, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Fire Pit, Garden, Lighting, Private Yard, Storage, Rain Gutters
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Private, Views
Roof	Fiberglass
Construction	Concrete, Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	65
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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