



DON'T GAMBLE WITH YOUR HOME.
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 ASSOCIATE

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3 Walnut Drive SW Calgary, Alberta

MLS # A2261389



\$750,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	987 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Heated Garage, Insulated, On Street, Oversized, Single Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Recessed Lighting, Storage		

Inclusions: Drinking Water Filtration System, Wood Stove (Basement), Wood Stove (Garage), Electric Heater (Garage), Central Vacuum System (not working - in As Is condition)

Welcome to 3 Walnut Dr. SW, a beautifully updated family bungalow perfectly situated on a desirable H-GO zoned corner lot in Calgary's sought-after Wildwood community. Combining timeless charm with modern upgrades, this home offers the ideal balance of a quiet community focussed lifestyle and easy access to downtown and the mountains. Step inside to discover refinished original hardwood floors that flow through a bright and inviting main level. The open-concept living and dining areas connect seamlessly to the renovated kitchen, complete with granite countertops, a central island with bar seating, a gas range, under-cabinet lighting, and a built-in water filtration system, perfect for everyday family living and entertaining. The home features four bedrooms and two full bathrooms (three bedrooms up, one down), giving families flexibility for growing needs, guest space, or a home office. The lower level extends your living space with a cozy wood-burning stove, a large storage room, and the comfort of an on-demand water system, water softener, and high-efficiency furnace. Outdoors, the west-facing backyard is a true retreat. Enjoy evenings on the multi-tiered deck shaded by mature trees, gather around the firepit, or tend to garden boxes. A shed and a double back gate to the alley add convenience, while the oversized single detached garage - heated with both electric and wood stove, and outfitted with shelving and workbenches - makes an excellent workshop. Families will love the location: walk to Wildwood Elementary, Vincent Massey Junior High, and St. Michael School. Explore nearby Edworthy Park, Douglas Fir Trail, and the Wildwood Community Association amenities including tennis, pickleball, skating, and community gardens. Commuting is simple with bus routes and the C-Train nearby. This is more than a home, it's a lifestyle.

Friendly neighbors, community block parties, and quick access to both the city core and the mountains make Wildwood one of Calgary’s most beloved communities.