



46 Windermere Road Calgary Alberta

\$799,000

* New Offering Price* Are you looking for options? Buy and hold while you redevelop? Investment property to take advantage of the zoning for future value? Looking to move into an amazing neighbourhood and create your own memories while not sacrificing on space? This charming 3-bedroom, 2-bathroom bungalow sits on a spacious 65 x 100 R-CG lot, offering inner-city living with redevelopment potential and has fantastic curb appeal. The home features numerous upgrades, including a modernized main bathroom, upgraded appliances: stove, oven, microwave, fridge, washer, and dryer, premium hail-proof rubber shakes installed in 2016 with a 15-year transferrable warranty, and most of the windows have been replaced. Spend hours entertaining friends and family in the expansive living room with bright windows. The three bedrooms span the west wing - adjacent to the bathroom, and the main floor is completed with the dining room and kitchen overlooking the back yard! Downstairs, the great room spans the entire width of the home and has room for all your extra curricular activities - plus a gas fireplace. The laundry room is bright and open, with plentiful storage, and there is a second full bathroom nearby. The unique feature of this property is the extra wide lot, and with the double insulated garage being along 42nd - you have access from three sides and an enormous back yard. Surrounded by mature trees, the block patio is perfect for outdoor entertaining and summer lounging. Raised garden boxes with SW exposure are an ideal place to grow you own produce. There are endless possibilities with this home, and it is up to you to pick your own adventure. Call your trusted agent to book a private showing before She Gon'. (id:6769)

3pc Bathroom Measurements not available

Laundry room 15.67 Ft x 11.42 Ft

Recreational, Games room 35.67 Ft x 12.17 Ft

Bedroom 11.09 Ft x 8.83 Ft

Bedroom 8.58 Ft x 10.42 Ft

Primary Bedroom 11.00 Ft x 11.50 Ft

4pc Bathroom Measurements not available

Kitchen 13.67 Ft x 12.25 Ft

Dining room 8.42 Ft x 8.75 Ft

Living room 15.08 Ft x 12.75 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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