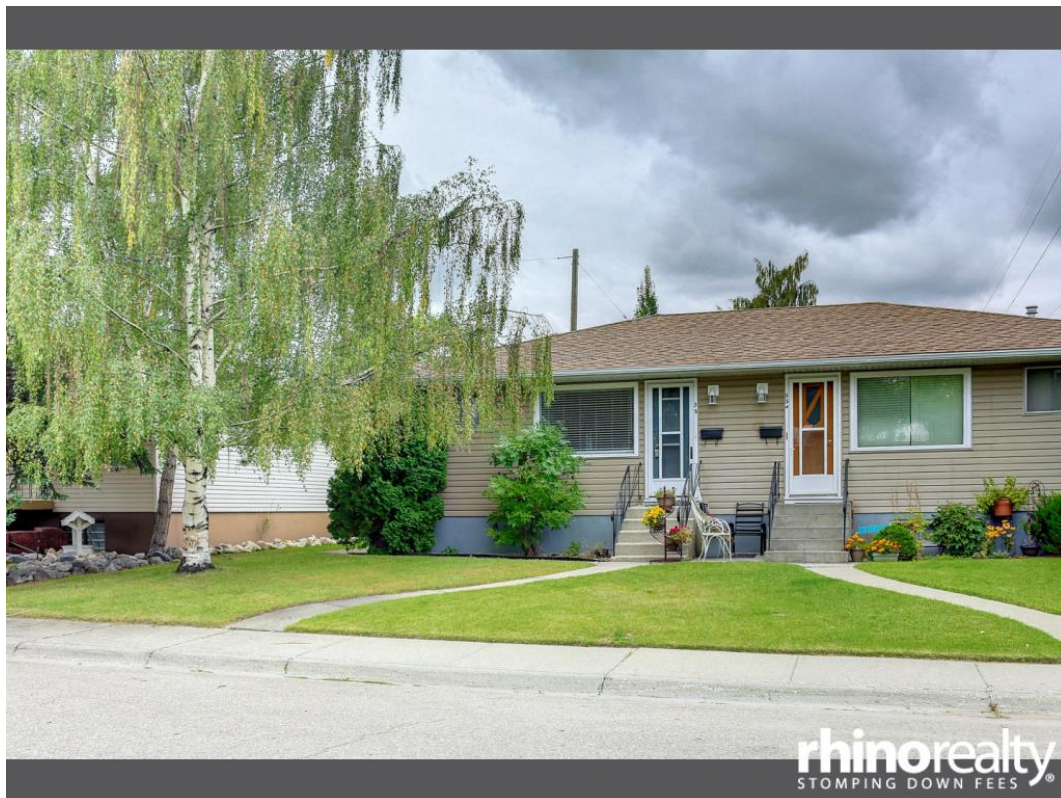




ID# 10770

MLS®# A1143956

**\$344,900**



## Wildwood 35 Wellington Place SW Calgary

Single Family  
Bungalow  
Year Built: 1958



2  
Bedrooms



1  
Bathrooms



729  
Square Feet

For additional information on this listing  
please call the Listing REALTOR® at:

**403-993-1334**

## Property Highlights

Fantastic opportunity to live in Wildwood for under \$350,000! A 2 bed, 1 bath half duplex is perfectly located close to downtown with easy access to Bow Trail, Sarcee, parks, playgrounds, schools, shops & amenities! Step in to a generous living room with hardwood flooring. Functional kitchen has a brand new stove, updated laminate flooring, & space for a dining table. Two bedrooms on the main floor with brand new blinds. A 4-pce bathroom completes the main floor. Unfinished basement offers great development potential with laundry. Newer roof (8 years), NEWER furnace, and newer hot water tank. WEST-facing backyard has a paved parking area with plenty of space to add a double garage.

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10770](https://rhinorealty.com/?ID=10770)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-993-1334.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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