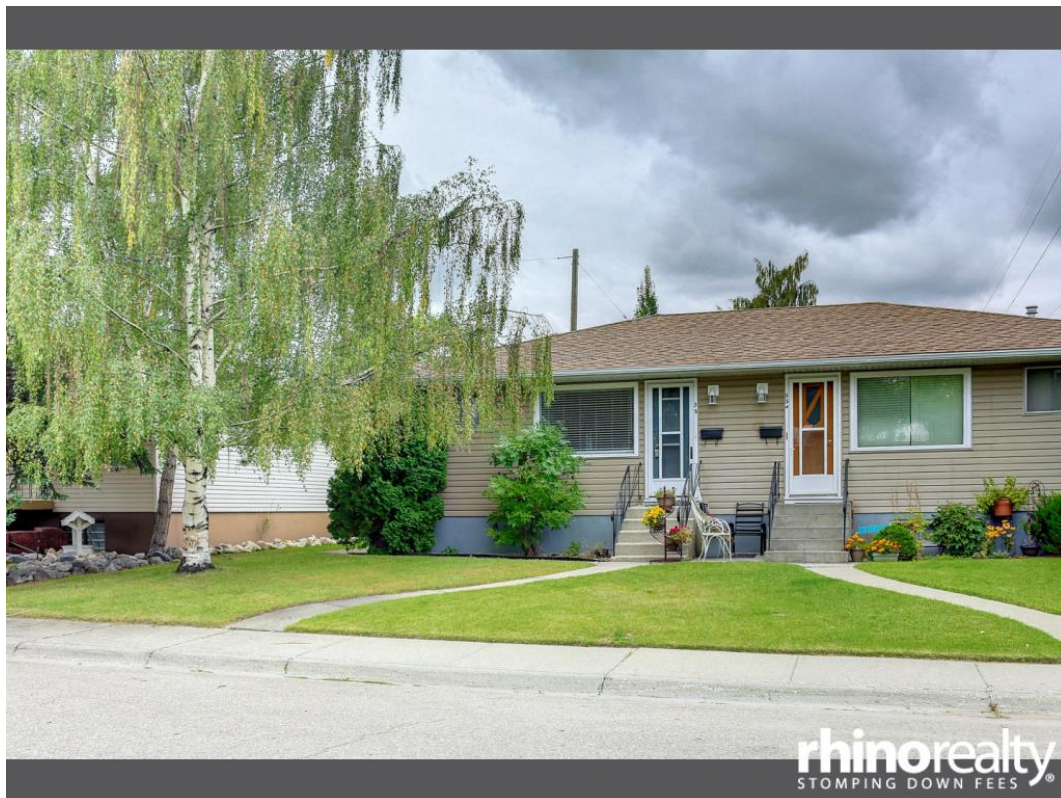




ID# 10770

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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PROPERTY DETAILS

\$344,900

ID# 10770
MLS®# A1143956

35 Wellington Place SW
Calgary, AB T3C 3C2

GENERAL DETAILS

Community: Wildwood
Property Type: Single Family
Style: Bungalow, attached
Year Built: 1958
of Finished Levels: 1
Sq Ft Above Grade: 729
Total Dev'pd Sq Ft: 729
Front Windows Face: East
Back Yard Faces: West

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: parking pad (paved)
Total # of Parking Spots: 2
Location Attributes: fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: landscaped, partially fenced
Acreage Features: municipal water

INTERIOR

Bedrooms: 2 total; 2 above grade
Bathrooms: ; one 4-piece

| Rooms | Level | Size Feet | Size Metres |
|----------------|------------|-----------|-------------|
| Living Room | Main Floor | 17.3x12.8 | 5.28x3.89 |
| Dining Room | Main Floor | 9.3x6.7 | 2.82x2.03 |
| Kitchen | Main Floor | 13.5x9.2 | 4.11x2.79 |
| Master Bedroom | Main Floor | 11.1x10.1 | 3.38x3.07 |
| Bedroom | Main Floor | NaNx9.5 | 3,07x2.9 |

Basement: full, unfinished
Flooring: hardwood, laminate
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, washer, dryer, dishwasher, all window coverings
Interior Features: no animals, no smoking

LEGAL, TAXES & FEES

| Lot Dimensions | Feet | Metres |
|----------------------|--------|--------|
| Lot Width at Front | 32.0 | 9.75 |
| Lot Depth (Average): | 100.0 | 30.49 |
| Lot Area: | 3229.2 | 300 |

Lot Shape: Rectangular
Real Property Report Status: Up-to-Date with Compliance
Property Taxes: \$2477, Annual



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