

\$795,000 - 72 Wildwood Drive Sw, Calgary

MLS® #A2081793

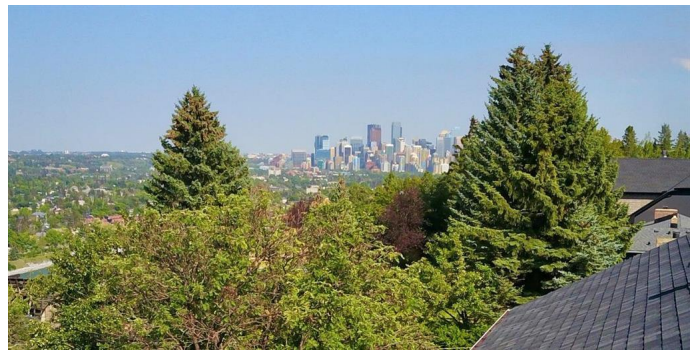
\$795,000

0 Bedroom, 0.00 Bathroom,
Land on 0.17 Acres

Wildwood, Calgary, Alberta

Rare opportunity to build your dream home ON THE RIDGE of Wildwood Drive with 40' frontage at a price you won't see again! Click on "Virtual Tour" to view Aerial Drone Video.

Features include, STUNNING VIEWS of the valley and downtown from 250ft above the valley floor, Potential for three-story house with ROOFTOP PATIO, Gentle slope at build site supports WALKOUT basement, Private retreat backyard 100ft in length bordering the Bow River natural reserve, above the Douglas Fir Trail, Extra 30 feet of city land in front of property offers potential for a drive-under attached garage, Long lot with 7460 square feet measuring 40'x180'-190' (*priced lower per sq ft of lot than recent neighbourhood sales but offers ridge lot with a view), Desirable ridge lot on wide street in beautiful Wildwood, downtown is only 7 mins away, schools are walking distance and river pathways start at your front door, Beautiful American Elm tree in the front yard provides privacy to the street. Save time and money towards your build as prior home removed and many development permit requirements have been completed for the neighbouring subdivided lot and can be utilized. Reduced development permit uncertainty as neighbouring lot has received approval for key elements that would support the design shown in illustrative picture. The city has defined a rear setback to escarpment line which is marked at site, given the long lot it allows for a



large square foot build (expected to support a foundation of approx. 32' X 50'). Seller would consider selling both lots together which would combine for an 80' frontage. Contact listing Realtor for details.

Essential Information

MLS® #	A2081793
Price	\$795,000
Sold Price	\$785,000
Bathrooms	0.00
Acres	0.17
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	72 Wildwood Drive Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3C5

Exterior

Lot Description	Backs on to Park/Green Space, Environmental Reserve, Near Shopping Center, Greenbelt, Near Public Transit, Sloped Down, Views
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Additional Information

Date Listed	September 19th, 2023
Date Sold	March 13th, 2024
Days on Market	176
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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