

\$1,150,000 - 53 White Oak Crescent Sw, Calgary

MLS® #A2128386

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,522 sqft

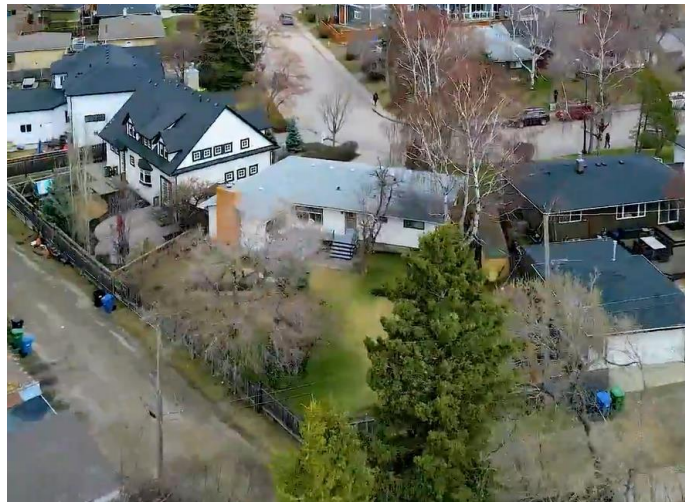
Residential on 0.21 Acres

Wildwood, Calgary, Alberta

Welcome to 53 White Oak Crescent!

Opportunities like this Only come up Once in a Lifetime! With 0.21 of an acre and over 9800 square-feet the Spectacular Pie Lot awaits you! The lot has been made level which means without disruption from hills or changes in grades making it suitable for many build options, renovations or simply update and enjoy the enormous yard.

This property is ready for new owners to create so many Lasting Memories. ENDLESS POSSIBILITIES! Immerse yourself in the charm of one of Calgary's most coveted neighborhoods, nestled within the established and family-friendly community of Wildwood. Step inside the Home and you'll be impressed by a welcoming entrance and pride of ownership. Head on Upstairs, into the living room area and or follow the hallway that leads to three cozy bedrooms each featuring original hardwood floors and large windows adding natural light. A thoughtfully updated bathroom with a walk-in shower adds a touch of modern comfort while maintaining the home's charming character. The kitchen offers ample storage space and a view of the extensive backyard. Adjacent to the kitchen, the living room offers a cozy space for relaxation and socializing. Relax in front of the fireplace adds warmth and charm, creating a cozy ambiance during those colder months. Additionally, there is a second sitting area that can be used as a den or office space. This fully finished basement offers over 1500



square feet with a second kitchen area (vintage must see), games room and a storage/workshop area.

This large Pie lot with alley access presents endless possibilities for future development to build that Forever Home with unparalleled convenience and on a quiet family street.

Wildwood is a well established neighbourhood in the Southwest quadrant of Calgary, developed in the 1950s on a plateau to the south to the Bow River valley, and is primarily composed of single-detached bungalows on wide lots with rear laneways. Local amenities such as schools, parks, and shopping areas are conveniently located nearby, ensuring all your needs are met. Additionally, downtown Calgary is just a short drive away, providing even more options for entertainment, dining, and public transportation. EDWORTHY PARK is Steps Away along the Bow River for all types of leisure activities.

you're looking to update and customize the space to your liking or move in as it stands, this property offers a unique blend of space, comfort, and convenience in one of Calgary's most Desirable neighborhoods. Don't miss out on this OPPORTUNITY-OF-A-LIFETIME to MAKE IT YOUR OWN! Book your showing today to have a look for yourself!

Built in 1957

Essential Information

MLS® #	A2128386
Price	\$1,150,000
Sold Price	\$960,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.21

Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	53 White Oak Crescent Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3J9

Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Off Street

Interior

Interior Features	Bookcases, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscape, Landscaped, Many Trees, Pie Shaped Lot, Secluded, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	August 25th, 2024
Days on Market	100
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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