

# \$865,000 - 74 Walnut Drive Sw, Calgary

MLS® #A2259786

**\$865,000**

4 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0.14 Acres

Wildwood, Calgary, Alberta

Back on the market due to FINANCING.

Welcome to 74 Walnut Drive SW, a spacious and thoughtfully updated bungalow in the heart of Wildwood. The kitchen is designed to make everyday life easier, featuring a skylight for natural light, granite countertops, custom cabinetry with under-cabinet lighting, a built-in wine rack, and a large peninsula with bar seating, ideal for casual meals and family conversations. French doors from the dining area open to the backyard, creating an effortless indoor-outdoor flow for barbecues and gatherings. The living room is anchored by a gas fireplace with custom built-ins and wired sound, offering a comfortable space to unwind, while refinished hardwood floors bring warmth and durability throughout the main level. Three bedrooms and a full bathroom complete the main floor.

Downstairs, a fully finished basement adds flexibility with a spacious rec room, workout area, fourth bedroom, flexible open space that could serve as an office, second full bathroom, laundry, and generous storage. Outside, the private backyard is framed by mature trees, a large deck, and raised garden beds, perfect for kids, pets, or quiet evenings outdoors. An attached garage, updated windows and doors, and modern electrical panel add everyday convenience.

Life in Wildwood enhances your routines and weekends alike. Walk the kids to school, bike to work, or explore nearby Edworthy Park and the Douglas Fir Trail. Evenings can be spent at



the community associationâ€™s rinks, courts, and playgrounds, where neighbours quickly become friends. With quick access to both downtown and the mountains, this home offers a lifestyle thatâ€™s as practical as it is enjoyable.

Built in 1956

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259786    |
| Price          | \$865,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,229       |
| Acres          | 0.14        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 74 Walnut Drive Sw |
| Subdivision | Wildwood           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3C 3H3            |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 3                                           |
| Parking        | Single Garage Attached, Driveway, On Street |
| # of Garages   | 1                                           |

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Pantry, Storage, French Door, Skylight(s), Wired for |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
|                 | Sound                                                                                                |
| Appliances      | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Range |
| Heating         | Forced Air                                                                                           |
| Cooling         | None                                                                                                 |
| Fireplace       | Yes                                                                                                  |
| # of Fireplaces | 1                                                                                                    |
| Fireplaces      | Gas                                                                                                  |
| Has Basement    | Yes                                                                                                  |
| Basement        | Finished, Full                                                                                       |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private, Native Plants |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame, Concrete                                                |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 23                   |
| Zoning         | R-CG                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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