

\$745,000 - 4736 Worchester Drive Sw, Calgary

MLS® #A2264201

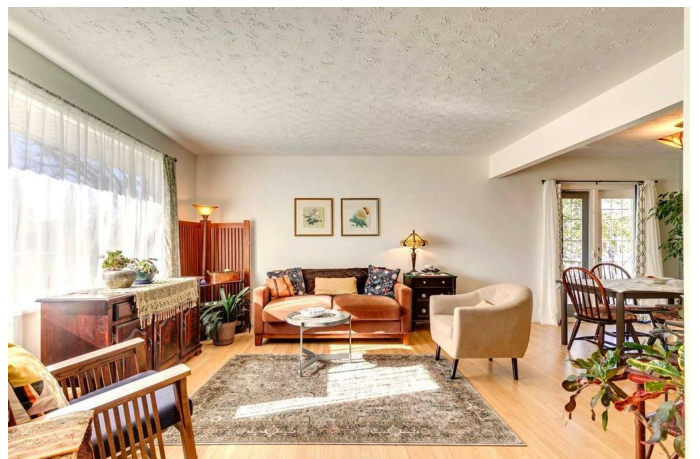
\$745,000

4 Bedroom, 3.00 Bathroom, 1,049 sqft

Residential on 0.15 Acres

Wildwood, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 18, 1 - 3 pm. Opportunity Knocks! Here's your chance to enjoy a fully updated 4-bed, 2.5-bath bungalow with a bright and airy (illegal) basement suite, oversized double detached garage, and huge fenced lot in sought-after, inner-city nature haven - Wildwood! Over the past 5.5 years, many upgrades have been completed. They include the addition of a main-floor guest bathroom and primary bedroom walk-in closet. Numerous new windows have been installed, including 3 large basement windows in window wells, which make the lower level sunny and bright throughout and ensures the basement bedroom is fully egress-compliant. The lower level also has an attractive kitchenette, a large and inviting living area, a full bathroom, and a large laundry/utility room with extra storage space. Upstairs on the main floor, you'll enjoy sunlit living and dining rooms, 3 bedrooms, 1.5 bathrooms, and a newer kitchen with upper cabinets to the ceiling and quartz countertops. The dining room features French doors that open to the side deck, which wraps around to the backyard, perfect for alfresco summer dining. The yard is large, private, and charming with extensive flowerbeds and landscaping. A bespoke interlocking stone front walkway, fully fenced backyard, double detached garage, and additional 8 x 4 storage shed all add to the outdoor appeal and enjoyment of this home. The furnace and roofing were both replaced in 2016. Moreover,



you're in Wildwood! Numerous K-9 schools are in easy walking distance, as is the community centre with a hockey rink, nursery school, yoga classes, sports courts, fire pit, and community garden. At the west end of Worcester Drive, you'll find direct access to Edworthy Park and the Edworthy off-leash park. Head down to the Bow River or the Douglas Fir Trail on foot or over to the Shaganappi Golf Course for summer golf or winter cross-country skiing. Wildwood is an amazing neighbourhood with a vibrant community of residents who rarely leave. A great place to raise a family; enjoy a quiet, nature-oriented lifestyle; and still have an easy commute downtown. THE OPPORTUNITY IS YOURS - YOUR WILDWOOD HAVEN AWAITS!

Built in 1959

Essential Information

MLS® #	A2264201
Price	\$745,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,049
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4736 Worcester Drive Sw
Subdivision	Wildwood
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3C3L6

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	French Door, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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