

# \$775,000 - 4212 5 Avenue Sw, Calgary

MLS® #A2200362

**\$775,000**

5 Bedroom, 2.00 Bathroom, 1,176 sqft  
Residential on 0.14 Acres

Wildwood, Calgary, Alberta

This well-kept bungalow in Wildwood offers the perfect mix of a quiet, family-friendly neighbourhood with easy access to downtown Calgary. With bright living spaces, a functional layout, and great outdoor areas, this home is designed for comfortable everyday living.

Large bay windows in the living room bring in plenty of natural light, making the space feel open and inviting. The refinished original hardwood floors add warmth and character throughout. The kitchen features a pass-through with bar seating, under-cabinet lighting, and a 5-burner gas range, making meal prep easy. A separate dining area provides space for family dinners or entertaining.

The finished basement offers plenty of extra room, including a large family room, a fourth bedroom, a 3-piece bathroom, and a flex space that can be used as a home office, playroom, or extra bedroom. Outside, the large deck with a gas hookup for your BBQ makes the backyard a great place to relax. A storage shed provides extra space for seasonal items, and the oversized single garage with tall ceilings, extra lighting, and a built-in workbench is perfect for projects or extra storage.

Living in Wildwood means being close to everything you need. Schools like Wildwood Elementary, Vincent Massey Junior High, and St. Michael School are all within walking distance. Outdoor lovers will appreciate the nearby Douglas Fir Trail, Edworthy Park, and



Calgary's bike and walking paths. The Wildwood Community Centre offers tennis and pickleball courts, a hockey rink, multiple skating areas, a fire pit, and a community garden. Everyday conveniences like Five Vines, Safeway, medical clinics, and Westbrook Mall are just minutes away, and getting downtown is quick with nearby bus routes and the C-Train station. This home is a great fit for families, professionals, and anyone looking for a balance of city and nature. Book a showing today!

Built in 1956

### Essential Information

MLS® #	A2200362
Price	\$775,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4212 5 Avenue Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0C3

### Amenities

Parking Spaces	1
Parking	On Street, Oversized, Single Garage Detached, Alley Access

# of Garages 1

### **Interior**

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Storage  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed March 11th, 2025  
Days on Market 1  
Zoning R-CG

### **Listing Details**

Listing Office Real Broker

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