$835,000 - 4008 3 Avenue Sw, Calgary

MLS® #A2234050

$835,000

4 Bedroom, 2.00 Bathroom, 1,112 sqft
Residential on 0.14 Acres

Wildwood, Calgary, Alberta

WELCOME TO LIFE IN WILDWOOD. WHERE NATURE MEETS CITY LIVING.

Tucked into one of Calgary's most beloved inner-city communities, this thoughtfully updated rock solid bungalow offers the perfect balance of peaceful suburban living with unbeatable proximity to downtown, schools, green spaces, and the mountains.

Surrounded by mature trees on a beautifully landscaped lot, this home was designed for low-maintenance enjoyment and everyday comfort. The fully fenced yard, featuring side and back gates, leads to a 2024-upgraded outdoor oasis, including professionally installed artificial grass, custom hardscaping, a ground-level composite deck with overhead lighting, and a Cal Spa 6-person hot tub, ideal for relaxing under the stars after a day in the mountains or at Edworthy Park.

Inside, the bright and functional kitchen includes granite countertops, stainless steel appliances (including an induction range with double oven), a built-in pantry, and a large pass-through that opens to a formal dining area perfect for family meals or entertaining friends. Beautiful 1¼" oak hardwood flows through the main level, where three upstairs bedrooms feature ceiling fans and large windows. The main bath was stylishly renovated in 2018, while all windows were replaced in 2013.

Downstairs, the spacious primary suite offers a private retreat with a large egress window, walk-in closet with built-ins and lighting, and a

cheater ensuite with a deep soaker tub; your own spa-like sanctuary. Other practical upgrades include a new hot water tank (2023), updated sewer line (2024), and an oversized double garage with 10â€™ ceilings and alley access.

Enjoy easy walking access to Wildwood Elementary, Vincent Massey Junior High, and St. Michael School, plus multiple playgrounds, sports fields, and the Wildwood Community Centreâ€"with its tennis courts, skating rinks, pickleball, and more. Connect to Douglas Fir Trail, Edworthy Park, and Calgaryâ€™s bike path network in minutes. All this, just a short drive or C-Train ride from the downtown core. This is more than a home, itâ€™s a lifestyle. One where kids can walk to school, neighbours become friends, and adventure is always just around the corner.

Built in 1956

Essential Information

MLS® #	A2234050
Price	$835,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4008 3 Avenue Sw
Subdivision	Wildwood
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3C 0B2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Master Downstairs, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, See Remarks, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Real Broker