

# \$744,900 - 53 Wakefield Drive Sw, Calgary

MLS® #A2230901

**\$744,900**

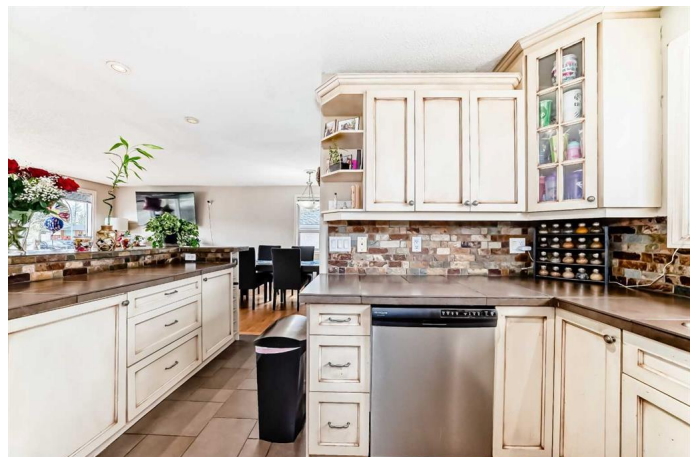
5 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.13 Acres

Westgate, Calgary, Alberta

## NEWLY RENOVATED BASEMENT SUITE!!!

Welcome to a hidden gem nestled in one of Calgary's most established and desirable neighborhoods. This stunning home offers 57'X100'ft R-CG SOUTH FACING back yard with over 1900sqft of developed space. This stunning 3+2-bedroom home offers a rare blend of character, comfort, and charm, set on a quiet, tree-lined street, the curb appeal alone will draw you in with its charm and timeless exterior. Step inside to discover an inviting floor plan with thoughtful details throughout starting with a functioning kitchen with newer cabinets, Center raised island, and with stainless steel appliance package. Functional breakfast nook/Dining room is large enough to fit 8 people. The spacious living room features large windows allowing natural light to pour in. Maple hardwood flooring throughout the main floor, 3 large bedrooms, 8-foot newer doors, all newer baseboards and casing, and a functional 4pc bath with tiled flooring. Mostly newer windows, the Lower level offers back separate entrance, and is completed with a suite (illegal), with wonderful family room with gas fireplace, Newer Mid Efficient furnace, with a newer hot water tank, kitchen, and 2 large bedrooms with huge windows throughout for that natural light, and a 3pc bath. Private Huge SOUTH FACING BACK YARD with convenient back lane, and an oversized insulated Double detached (25.6x20.1) garage with a separation wall in between. This is an amazing inner-City property with endless possibilities, just minutes



from Downtown Calgary, 5min walk to the 45th St C-Train station, and all levels of Schools. This home is a perfect blend of traditional charm and modern updates, or an investment potential. -an absolute must-see!

Built in 1960

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230901    |
| Price          | \$744,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,040       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53 Wakefield Drive Sw |
| Subdivision | Westgate              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3C 2W8               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 2                                                                   |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Oversized |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, |

|                 |                                         |
|-----------------|-----------------------------------------|
|                 | Refrigerator, Washer/Dryer              |
| Heating         | Forced Air, Natural Gas, Mid Efficiency |
| Cooling         | None                                    |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Gas, Basement, Brick Facing, Mantle     |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full, Exterior Entry, Suite   |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Stone, Wood Frame, Stucco                                                                    |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 140             |
| Zoning         | R-CG            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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