

**67 Woodlark Drive SW  
Calgary, Alberta**

**MLS # A2277943**



# \$674,900

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Storage		

**Inclusions:** Draperies and Rods in the basement

Mid-century charm meets modern comfort in this beautifully maintained home, thoughtfully updated for today's family while preserving its original character. A gorgeous lot framed by mature trees creates a private, established setting in one of Calgary's most desirable southwest locations. Inside, an opened wall between the kitchen, living and dining areas establishes a seamless open-concept layout that supports both daily living and entertaining. Original mahogany cabinetry brings warmth and authenticity to the kitchen, complemented by a stainless steel stove and a centre island with breakfast bar seating for casual meals and connection. A full wall of built-ins anchors the dining space, offering an ideal backdrop for a home bar, curated collections or personal décor. Hardwood flooring extends through the living and dining rooms, while an oversized window draws in abundant natural light throughout the day. Evenings invite relaxation around the freestanding gas fireplace, delivering cozy ambiance. 2 main-level bedrooms continue the hardwood flooring and provide comfortable, flexible sleeping or office space, supported by a 4-piece bathroom. Downstairs, the lower level has been updated with durable LVP flooring and a soft neutral palette for easy long-term living. A spacious recreation room encourages movie nights and family gatherings, with additional built-ins offering practical storage and display options. A 3rd bedroom adds versatility for guests, teens or a dedicated workspace, while ample storage and a separate flex area create room for yoga, hobbies or quiet retreat. Outdoor living is equally appealing with a west-facing backyard designed for afternoon sun, summer barbecues and unwinding on the deck beneath towering trees. A detached oversized single garage provides secure parking and additional storage. This

phenomenal location elevates everyday life with Edworthy Park, Douglas Fir Trail and Bow River pathways just minutes away, offering endless opportunities for walking, cycling, picnics, and nature watching. Daily convenience remains close at hand with nearby schools, shopping and quick access to Westbrook LRT Station, downtown and the mountains. This beautiful home offers a rare balance of timeless character, thoughtful updates and an exceptional location! OH Sat 12-2