

\$750,000 - 303 40 Street Sw, Calgary

MLS® #A2268837

\$750,000

5 Bedroom, 2.00 Bathroom, 1,073 sqft
Residential on 0.14 Acres

Wildwood, Calgary, Alberta

Nestled on a sunny, tree-lined corner lot in the heart of Wildwood, this beautifully updated bungalow blends timeless character with thoughtful modern touches. From the moment you step into the welcoming foyer, the attention to detail and quality craftsmanship are unmistakable. Investor Alert - Zoned H-Go. This home is perfect for a turn key home, buy and hold or redevelopment. The possibilities are endless.

The open main living area is bright and inviting, featuring rich hardwood floors and large windows that fill the space with natural light. The kitchen offers both style and functionality, showcasing custom full-height cabinetry, granite countertops, and a spacious island – perfect for casual dining or entertaining. Additional thoughtful details such as built-in storage and soft-close cabinetry.

The primary suite provides a comfortable retreat, complete with custom closets and warm, relaxing tones. Downstairs, the fully developed basement extends the living space with a large family area and an impressive wet bar with dual wine racks and display shelving – an ideal spot to unwind or host friends.

The exterior has also been updated with attractive stucco and stone detailing. Outside, a generous yard and spacious deck provide the perfect setting for summer barbecues, family gatherings, or simply relaxing while the



kids enjoy playing. There is also a large 22"x11" covered parking pad perfect for additional parking.

Don't miss this opportunity to own a classic Wildwood bungalow that perfectly balances comfort, quality, and charm.

Built in 1956

Essential Information

MLS® #	A2268837
Price	\$750,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	303 40 Street Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1V9

Amenities

Parking Spaces	2
Parking	Carport, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Granite
-------------------	---

	Counters, Kitchen Island, Pantry, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2025
Zoning	H-GO

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.