

# \$475,000 - 301 38 Street Sw, Calgary

MLS® #A2262089

**\$475,000**

3 Bedroom, 2.00 Bathroom, 821 sqft  
Residential on 0.07 Acres

Wildwood, Calgary, Alberta

Welcome to 301 38 Street SW, a lovingly maintained semi-attached home nestled in the heart of Wildwood, one of Calgary's most desirable and established inner-city communities. With timeless curb appeal, mature landscaping, and a warm, welcoming feel, this 2-bedroom gem is ideal for first-time buyers or savvy investors looking for solid value in a fantastic location. Though modest in size at 887 sq ft, the thoughtful layout offers cozy, functional living spaces and excellent natural light. The long-term owner since 2009 has kept the home in pristine condition, showing true pride of ownership throughout. Step outside and you're just minutes from everything—Edworthy Park, the Bow River, and the Douglas Fir Trail are virtually in your backyard, offering incredible access to nature, biking, hiking, and off-leash areas. Whether you're heading downtown for work or off to the mountains for a weekend escape, this location makes both incredibly convenient with quick access to Bow Trail, Sarcee Trail, and transit options including the Westbrook LRT station and multiple bus routes. Wildwood is known for its strong sense of community, tree-lined streets, great schools, and close proximity to local shops, cafés, and the amenities of Westbrook Mall and Signal Hill. It's a quiet, family-friendly neighbourhood that still keeps you connected to everything the city has to offer. Whether you're looking for your first home, a low-maintenance lifestyle, or an investment opportunity in a prime inner-city



location, 301 38 Street SW checks all the boxes.

Built in 1956

### **Essential Information**

MLS® #	A2262089
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.07
Year Built	1956
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	301 38 Street Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1S9

### **Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features Balcony

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 4th, 2025

Days on Market 14

Zoning H-GO

## Listing Details

Listing Office Royal LePage Solutions

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