

WELCOME TO
117 Norwood Road



WOOLCOTT
REAL ESTATE



Westdale Charm Meets Smart Living

Incredible opportunity to own a charming bungalow in one of Hamilton's most walkable and sought-after neighbourhoods. This updated, double-brick home is just steps from Cootes Paradise Elementary, Westdale Secondary, and McMaster University—ideal for families who want the ease of walking their children from preschool through to university.

Set in the heart of Westdale, the location offers unmatched convenience. You're within walking distance to the future Longwood LRT stop, grocery stores, restaurants, cafés, medical and dental offices, and major employers like McMaster Innovation Park and HHS Children's Hospital.

The setting is truly special—this home backs directly onto Churchill Park, owned and maintained by the Royal Botanical Gardens. Enjoy peaceful park views from your living room and the privacy of having only one neighbour. Step out your back door into a network of beautiful trails, forests, and natural spaces waiting to be explored.

Inside, the home has been thoughtfully updated for comfort and ease. Original hardwood floors run throughout the main level, maintaining warmth and character. The renovated main bathroom (2011) features in-floor heating.

The finished basement offers a separate entrance, additional bedroom and bathroom, storage, laundry, and durable luxury vinyl plank flooring—perfect for guests, extended family, or rental potential. Practical upgrades include all plumbing and sewer line, backflow prevention, and an upgraded water service line. The basement is spray-foam insulated, and the attic has blown-in insulation, benefitting the home's energy efficiency throughout.

The lower level is wired for 7.1 surround sound and HDMI to a media closet, and the home is fully wired for Ethernet. Bonus: architectural renderings for a second-storey addition or new build are included with the listing.





722 Sq. Ft.



\$5,539 / 2025



2+1



2



Room Measurements

MAIN LEVEL

Kitchen	10'5" X 9'5"
Living Room	14'8" X 12'5"
Bedroom	13'3" X 9'4"
Bedroom	10' X 8'
Bathroom	3 Piece

MAIN LEVEL

Rec Room	14' X 15'
Bedroom	10'5" x 9'5"
Laundry	7' x 10'
Bathroom	4 Piece



Drew Woolcott
BROKER

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REALTOR®

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