# \$649,900 - 99 Woodglen Circle Sw, Calgary

MLS® #A2218875

## \$649,900

3 Bedroom, 3.00 Bathroom, 1,303 sqft Residential on 0.14 Acres

Woodbine, Calgary, Alberta

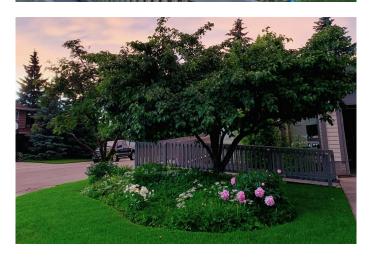
This bright and stylish 3-bedroom, 3-bathroom bungalow is perfectly situated on a sought-after corner lot in the heart of Woodbineâ€"steps from Safeway, Tim Hortons, parks, schools, and more. Recently rezoned R-CG, this property offers exciting future development potential.

The main floor boasts a sun-filled living space with updated flooring, a fully renovated kitchen, modern bathrooms, fresh paint, and crisp new trim. Triple-pane windows and doors throughout enhance energy efficiency, and the roof is in excellent condition. The spacious primary bedroom includes a private 3-piece ensuite, while the fully finished basement features a large rec room, wet bar, and a well-equipped laundry room with new washer/dryer and a utility sink.

Added bonus: wheelchair access for enhanced mobility. With exceptional curb appeal and every inch thoughtfully upgraded, this move-in-ready home is a rare find in one of Calgary's most desirable neighbourhoods.







Built in 1980

#### **Essential Information**

MLS® # A2218875 Price \$649,900

Bedrooms 3

**Bathrooms** 3.00

Full Baths 3

Square Footage 1,303

Acres 0.14 Year Built 1980

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 99 Woodglen Circle Sw

Subdivision Woodbine

City Calgary County Calgary Alberta Province

Postal Code T2W 4J6

### **Amenities**

Parking Spaces 4

**Parking Double Garage Attached** 

# of Garages 2

#### Interior

**Interior Features** Bar, Bookcases, Breakfast Bar

**Appliances** Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave

Hood Fan, Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Hot Water, Natural Gas, See Remarks

Cooling None **Fireplace** Yes # of Fireplaces

**Fireplaces** Brick Facing, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Fire Pit

Lot Description Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn

Roof Asphalt Construction See Remarks, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 7th, 2025

Days on Market 8

Zoning R-CG

# **Listing Details**

Listing Office MaxWell Canyon Creek

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