

# \$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 Woodbine—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
Province	Alberta
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	1
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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