

# \$599,900 - 228 Woodbine Boulevard Sw, Calgary

MLS® #A2224718

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

This charming 1,250 sq ft bungalow offers the perfect blend of comfort, character, and convenience all just steps from schools, shopping, and the incredible Fish Creek Park. Inside, youâ€™ll find 3 bedrooms and 3 bathrooms, with a spacious layout that feels like home the moment you walk in. The main living area is warm and inviting, featuring a large east-facing window that fills the space with morning light and a classic wood-burning fireplace with a timeless brick surround. The dedicated dining area is ready for everything from casual breakfasts to big family dinners and sits just off the kitchen, which includes stainless steel appliances, generous cabinet space, and direct access to your covered deck through sliding patio doors. Down the hall, two bedrooms share a full bathroom, while the primary bedroom offers its own private escape with a large ensuite bathroom complete with relaxing soaker tub. The basement is ready for movie nights, game days, or your next creative project, with a spacious rec room, cozy den, half bath, and laundry areaâ€”not to mention storage galore and potential for a 4th bedroom! Stay cool in the summer with central A/C or step outside to enjoy your beautifully landscaped yard featuring mature trees, a firepit, and a rebuilt deck with privacy screens, built-in bench seating, and a large awning. A double attached garage and full driveway ensure your vehicles stay protected and off the street. Woodbine is more than just a place to liveâ€”itâ€™s a community with something for



everyone. From the skate park and tennis/pickleball courts to endless paths through Fish Creek Park and access to the 138 km Rotary/Mattamy Greenway, adventure is always around the corner. Add in quick access to Stoney Trail, Costco, and the exciting Shops at Buffalo Run, and youâ€™ve got a lifestyle that balances the charm of an established neighbourhood with the perks of new development nearby.

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224718    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,275       |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 228 Woodbine Boulevard Sw |
| Subdivision | Woodbine                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 4K5                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Storage  
Appliances Central Air Conditioner, Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Brick Facing, Family Room, Wood Burning  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Garden, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 26th, 2025  
Days on Market 5  
Zoning R-CG

## Listing Details

Listing Office RE/MAX First

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