

# \$679,900 - 99 Woodglen Circle Sw, Calgary

MLS® #A2209547

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Beautifully Renovated Bungalow on a Prime Corner Lot in Woodbine!

Welcome to this stunning 3 bedroom, 3 bathroom bungalow nestled in the highly sought-after community of Woodbine. Sitting on a magnificent corner lot, this home combines charm, modern upgrades, and exceptional curb appeal.

Step inside to discover a bright and stylish interior featuring a fully renovated kitchen, updated flooring, modern bathrooms, fresh paint, and crisp new trim throughout. The roof is in excellent condition, and all windows and doors have been replaced with high-quality triple-pane units for comfort and efficiency.

The spacious primary bedroom boasts a private 3-piece ensuite, offering a perfect retreat at the end of the day. Downstairs, the fully finished basement is designed for entertaining with a large rec area, wet bar, and plenty of room to relax or host gatherings. The laundry room is well-equipped with a new washer, dryer, and a handy sink for added convenience.

Don't miss your chance to own this exceptional home in one of Calgary's most desirable neighbourhoods.

Make it your home today! ----ADDED FEATURES - Wheel Chair Access, Recently REZONED R-CG (beneficial for further development), Walking distance to Safeway, Tim Hortons, Dollarama, Local Bakery, and more!



Built in 1980

## Essential Information

MLS® #	A2209547
Price	\$679,900
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
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Hot Water, Natural Gas, Fireplace(s), See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes

Basement	Finished, Full
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## 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	April 10th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Canyon Creek
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