

# \$610,000 - 11 Woodglen Crescent Sw, Calgary

MLS® #A2215194

**\$610,000**

3 Bedroom, 4.00 Bathroom, 1,521 sqft

Residential on 0.07 Acres

Woodbine, Calgary, Alberta

Beautiful home nestled in the heart of Woodbine... a community filled with paths , parks, and mature trees, and a variety of amenities. This picture perfect home boasts PRIDE OF OWNERSHIP both inside and out. The neat and tidy front yard and stunning perennial garden will steal your heart in the summertime and offers a true prelude on what is to come as soon as you step inside the home. Greet family and friend at the spacious front entrance that is filled with natural light. The front sitting room offers an area to relax with a tea or wine and catch up with friends. A large dining space is the perfect place to host family dinners. Step through to the dining nook, kitchen, and comfortable family room.... the true heart of the home where memories are made. The kitchen offers quartz counters , plenty of storage space, and a charming window over the sink. Upstairs you will find 3 good sized bedrooms. The primary boasts 2 closets, and a 4 piece bathroom . A second full family bathroom upstairs is the perfect addition to complete the functional floorplan of this home. The lower level offers a huge living space, perfect for movie nights, a gym space, a hobby space, or perhaps a 4th bedroom. The large storage/ utility room offers so much storage- a rare find in todays home. With almost 2100 sq feet of living space, 3 bedrooms, 2 full baths, 2 half baths, AND 3 living rooms, you will be able to settle into this home for many years. Step out into the west facing back yard to the 20x22 double car



garage - a fully fenced yard, beautiful patio stones, and a storage shed. Many updates over the years including all NEWER WINDOWS AND DOORS. You will truly love the attention to detail the owners have put forth over the last 34 years in this home. Woodbine offers not only a beautiful family community - but a true outdoor enthusiasts lifestyle. Close to Fish Creek Park, golf, rec centres and so much more.

Built in 1981

### Essential Information

MLS® #	A2215194
Price	\$610,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,521
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11 Woodglen Crescent Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4L1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Log

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed April 26th, 2025

Days on Market 2

Zoning R-CG

### Listing Details

Listing Office RE/MAX iRealty Innovations

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