

# \$674,900 - 27 Woodglen Way Sw, Calgary

MLS® #A2219860

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

**ALMOST 2400 sq.ft of DEVELOPED SPACE!**

Located on a quiet, tree-lined street in the established community of Woodbine, this spacious and well-maintained 4-level split, thoughtfully updated approximately eight years ago. The home boasts excellent curb appeal with mature landscaping and a large spruce providing privacy at the front. Inside, youâ€™re welcomed by vaulted ceilings and a skylight that fill the main floor with natural light. The living room features a charming bay window, while the adjacent dining area includes a glass block accent wallâ€™ adding style and brightness to the space. The kitchen offers ample room to cook and entertain, with bright white cabinets, a modern backsplash, updated countertops, stainless steel appliances. Upstairs, the primary bedroom accommodates large furniture and includes a private 3-piece ensuite with a tiled, oversized walk-in shower. Two additional bedrooms with organized closets and a 4-piece main bath complete this level. The third level is perfect for relaxing or entertaining, featuring a generous family room with a full brick, wood-burning fireplace and convenient walk-up access to the backyard. This level also hosts a 2-piece bath, a large laundry room with a utility sink and shelving, and brand new carpet. The fourth level adds even more flexibility with space ideal for a fitness area, home office, or hobby room, along with a utility/storage room and a large crawl space for seasonal storage. The west facing, fully



fenced backyard has large stone patio, firepit, and an OVERSIZED DOUBLE HEATED GARAGEâ€”a true asset during Calgary winters. Whether youâ€™re hosting summer BBQs, cozying up by the fireplace, or simply enjoying life in a family-friendly SW neighbourhood, this move-in-ready home delivers. Walkable to parks, schools, and shopping, and ready for immediate possession. Schedule your private showing today.

Built in 1981

**Essential Information**

MLS® #	A2219860
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	27 Woodglen Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2w 4w8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Crawl Space, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 9th, 2025

Days on Market 27

Zoning R-CG

## Listing Details

Listing Office Real Estate Professionals Inc.

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