

# \$599,000 - 12332 Woodview Road Sw, Calgary

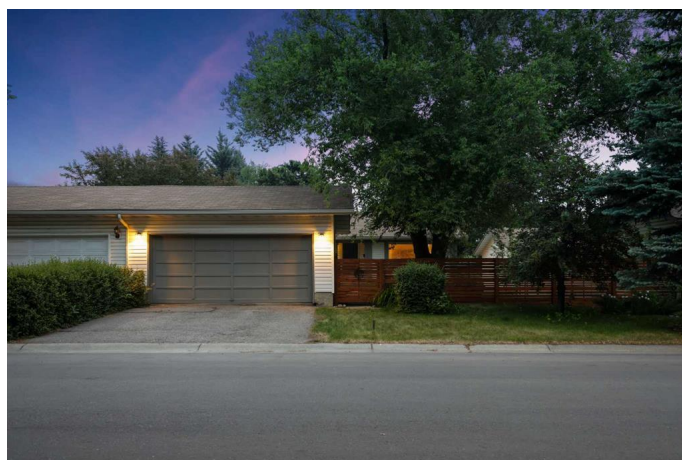
MLS® #A2227201

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,314 sqft  
Residential on 0.14 Acres

Woodlands, Calgary, Alberta

Welcome to this beautifully cared-for bungalow offering over 1,300+ sq.ft. of inviting living space, nestled on a spacious 55' x 110' lot in a quiet and family-friendly community of Woodlands. Surrounded by mature trees and set in a peaceful location, this home exudes warmth, comfort, and timeless charm. Step inside to discover soaring vaulted ceilings and expansive windows that fill the home with natural light and offer serene views of the sunny west-facing backyard. The large front family room is the perfect spot to unwind while overlooking the beautifully landscaped yard. With three generous bedrooms on the main level, a bright and functional eat-in kitchen with abundant cabinetry and pantry space, and a cozy second family room featuring a natural brick fireplace, this home is ideal for growing families or those looking for the ease of single-level living. The lower level offers endless potential with a wide open layout, rough-in plumbing, and plenty of room to create additional bedrooms, a rec room, gym, or hobby space—plus ample storage for all your seasonal needs. Another great feature is the double detached garage, perfect for vehicles, workshop space, or storing all your gear. The private west-facing yard is a perfect extension of your living space—great for entertaining, gardening, or simply enjoying Calgary's long summer evenings. Beyond the home itself, the neighborhood of Woodlands is vibrant and welcoming, with



plenty of year-round activities offered for familiesâ€”including pickleball courts and seasonal community events that bring neighbours together. Donâ€™t miss your chance to own this well-loved bungalow in a community known for its schools, parks, and exceptional lifestyle. A rare opportunity to enjoy both comfort and future potential in one beautiful home!

Built in 1976

**Essential Information**

MLS® #	A2227201
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,314
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	12332 Woodview Road Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2Y6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	High Ceilings, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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