

\$620,000 - 95 Woodglen Road Sw, Calgary

MLS® #A2242893

\$620,000

4 Bedroom, 3.00 Bathroom, 1,248 sqft

Residential on 0.11 Acres

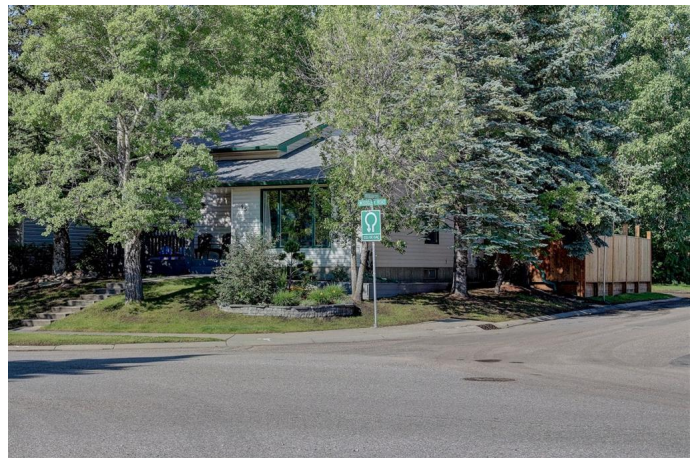
Woodbine, Calgary, Alberta

Wow! Woodbine Beauty â€“ Renovated,
Refined & Parkside Living!

Perfectly positioned on a sunny west-facing corner lot backing directly onto a park and playground, this beautifully updated 4-level split offers the perfect blend of location, layout, and modern upgrades in one of Woodbineâ€™s most sought-after settings. Step inside to a bright and welcoming main level, completely redesigned in 2023 with an open layout in mind with new oak hardwood flooring, a stylish bannister, and a custom-designed kitchen featuring quartz countertops, custom cabinetry, and a sleek stainless steel appliance package.

Upstairs, you'll find three generous bedrooms, including a very spacious primary suite with dual closets and a beautifully renovated 3 piece ensuite. A second full bath serves the additional bedrooms. The lower level features a cozy family room with a river rock-faced wood-burning fireplace equipped with a log lighter, a fourth bedroom, and another full 4-piece bathroomâ€”ideal for guests or teens. The versatile fourth level offers additional living space perfect for a gym, playroom, or media room, recently upgraded with luxury vinyl plank flooring and new baseboards in 2024.

Throughout the home, you'll appreciate the updated pine interior doors and baseboards installed in 2024, adding warmth and character. In the mechanical/ laundry room you will find a MASSIVE 25x20 foot crawl space with more storage that youâ€™ll know



what to do with!

Additional highlights include a brand new 4+ person custom cedar sauna installed in December 2024, a new deck and privacy wall completed in 2024, as well as a new fence and retaining wall. A high-efficiency furnace was installed in December 2023, along with a new washer and dryer in 2024. The home also features a new garage door opener (2025) and the roof was updated with repairs and new shingles in 2020.

Set on a private lot with a double detached garage and poured concrete sidewalks, this home is ideally located close to schools, 5 minutes to the new Costco, the community centre, Southland Leisure Centre, public transit, shopping, and the natural beauty of Fish Creek Park.

Stylishly upgraded and meticulously maintained, this is a rare opportunity to own a move-in ready home in one of Calgary's most established and family-friendly neighbourhoods.

Built in 1980

Essential Information

MLS® #	A2242893
Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,248
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	95 Woodglen Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Corner Lot, Lawn, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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