

# \$615,000 - 16 Woodglen Close Sw, Calgary

MLS® #A2232739

**\$615,000**

4 Bedroom, 3.00 Bathroom, 1,088 sqft  
Residential on 0.09 Acres

Woodbine, Calgary, Alberta

4 BEDROOMS | 3 BATHROOMS | OVER  
2,100 SQFT OF LIVING SPACE | PARKSIDE  
LOCATION | OVERSIZED SINGLE GARAGE  
+ RV PARKING

Welcome to this beautifully updated bungalow, perfectly situated in the highly desirable community of Woodbine. Freshly painted and thoughtfully refreshed with new appliances, updated lighting fixtures, and a newer garage door with opener, this charming home is move-in ready for its next owners.

Step inside to a spacious foyer that opens into a bright living room, complete with gleaming hardwood floors and a cozy wood-burning fireplace with gas starter – the perfect space to relax or entertain. The adjoining kitchen offers a generous dining area bathed in natural light from large windows, creating a warm and inviting atmosphere for family meals or gatherings.

The main level features a primary bedroom with its own 3-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom. The fully finished basement expands your living space with a large recreation room – ideal for movie nights, a games room, or even a home gym. A fourth bedroom and additional 3-piece bathroom complete the lower level.

Situated next to a park with no neighbours to



the east, this property offers added privacy and tranquility. Enjoy everything Woodbine has to offer, with nearby parks, playgrounds, schools, and easy access to Fish Creek Park's scenic walking paths.

Don't miss your chance to call this wonderful property home – book your showing today!

Built in 1980

### Essential Information

MLS® #	A2232739
Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,088
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	16 Woodglen Close Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2w4n1

### Amenities

Parking Spaces	2
Parking	Garage Door Opener, Off Street, Oversized, RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Central Vacuum, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Lawn, Level, Private, Rectangular Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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