

# \$679,900 - 99 Woodglen Circle Sw, Calgary

MLS® #A2209547

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Beautifully Renovated Bungalow on a Prime Corner Lot in Woodbine!

Welcome to this stunning 3 bedroom, 3 bathroom bungalow nestled in the highly sought-after community of Woodbine. Sitting on a magnificent corner lot, this home combines charm, modern upgrades, and exceptional curb appeal.

Step inside to discover a bright and stylish interior featuring a fully renovated kitchen, updated flooring, modern bathrooms, fresh paint, and crisp new trim throughout. The roof is in excellent condition, and all windows and doors have been replaced with high-quality triple-pane units for comfort and efficiency.

The spacious primary bedroom boasts a private 3-piece ensuite, offering a perfect retreat at the end of the day. Downstairs, the fully finished basement is designed for entertaining with a large rec area, wet bar, and plenty of room to relax or host gatherings. The laundry room is well-equipped with a new washer, dryer, and a handy sink for added convenience.

Don't miss your chance to own this exceptional home in one of Calgary's most desirable neighbourhoods.

Make it your home today! ----ADDED FEATURES - Wheel Chair Access, Recently REZONED R-CG (beneficial for further development), Walking distance to Safeway, Tim Hortons, Dollarama, Local Bakery, and more!



Built in 1980

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209547    |
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,303       |
| Acres          | 0.14        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 99 Woodglen Circle Sw |
| Subdivision | Woodbine              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 4J6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Bookcases   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Hot Water, Natural Gas, Fireplace(s), See Remarks              |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning, Brick Facing                                    |
| Has Basement      | Yes  |

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Fire Pit  
Lot Description        Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn  
Roof                        Asphalt  
Construction           See Remarks, Vinyl Siding, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                April 10th, 2025  
Days on Market        22  
Zoning                      R-CG

**Listing Details**

Listing Office            MaxWell Canyon Creek

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