

\$549,999 - 28 Woodglen Close Sw, Calgary

MLS® #A2268973

\$549,999

3 Bedroom, 4.00 Bathroom, 1,392 sqft
Residential on 0.08 Acres

Woodbine, Calgary, Alberta

Welcome to this fantastic family home located in the desirable community of Woodbine! Nestled in a quiet cul-de-sac, this charming property sits on a spacious pie-shaped lot with convenient back lane access – offering excellent potential for a future garage.

Enjoy sunny afternoons in your private backyard, complete with a beautiful stone patio perfect for relaxing or entertaining. Recent updates include a brand-new roof (shingled in June 2025) and a high-efficiency furnace installed in January 2024. The home is also wired and ready for an air conditioning unit.

Offering over 1,300 sq ft of comfortable living space, this home welcomes you with a cozy family room featuring an electric fireplace. The updated kitchen boasts numerous upgrades, including new stainless steel appliances: stove, refrigerator, and dishwasher.

Upstairs, you'll find two bedrooms and a full bathroom, along with a spacious primary bedroom complete with a private 4-piece ensuite.

The fully finished basement offers even more functional living space with a flexible rec room, an additional bedroom (note: window is not egress), a full bathroom, and a dedicated laundry area with new matching washer and dryer. Ample storage completes this lower



level.

This move-in-ready home combines comfort, value, and future potential in one of Calgary’s well-established neighbourhoods. Don’t miss out – book your showing today!

Built in 1981

Essential Information

MLS® #	A2268973
Price	\$549,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,392
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	28 Woodglen Close Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4N1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry
-------------------	---

Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Zoning	R- C1

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.