

# **\$675,000 - 412 Woodglen Place Sw, Calgary**

MLS® #A2211901

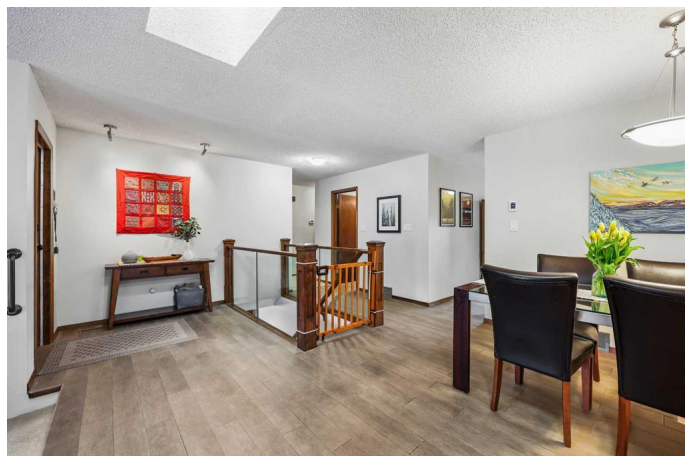
**\$675,000**

3 Bedroom, 2.00 Bathroom, 1,490 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

WONDERFUL, Family Home is ready for the Next Family to Love and Cherish. Located in a Great Cul-de-sac in Highly Desired Woodbine, this BRIGHT Home exudes WARMTH & CHARACTER. Fantastic Upgrades are CENTRAL AIR-CONDITIONING, HEATED TILE FLOORS in Ensuite, Main Bathroom & Kitchen, QUARTZ COUNTERTOPS in Kitchen & Bathroom. A SKYLIGHT bathes the SPACIOUS Foyer and Dining Room in Natural Light. GORGEOUS BRICK-FACED GAS FIREPLACE Highlights the SPACIOUS Living Room that Features a VAULTED CEILING. QUARTZ COUNTERTOPS, Stainless Steel Appliances & BREAKFAST BAR in the Kitchen which opens up to the COZY MAIN FLOOR FAMILY ROOM with direct access to a Two-Tiered Deck in the Sunny South-Facing Backyard. Primary Bedroom comes with Two Closets & a 3 Piece Ensuite. The Lower Level of the Home offers so Many Options for Additional Living and Recreational Space - Games Room with Pool Table, Main Lower Family Area with a Great Bar Area - Built-in Cabinets and Counter Space. Ample Storage Space is included in the Utility Room and Storage Room. FANTASTIC LOCATION within Walking Distance to Shopping and Just Minutes to Fish Creek Park as well as all the Wonderful Shopping the Tsuut'ina District offers along Stoney Trail. Easy Access to the Mountains and More! GREAT HOME, GREAT COMMUNITY & GREAT LOCATION!



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211901    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,490       |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 412 Woodglen Place Sw |
| Subdivision | Woodbine              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 4P4               |

## Amenities

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

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Central Vacuum, Natural Woodwork, No Smoking Home, Quartz Counters, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings     |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Brick Facing, Gas, Living Room |
| Has Basement | Yes                            |
| Basement     | Finished, Full                 |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Cedar, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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