

# \$615,000 - 72 Woodglen Road Sw, Calgary

MLS® #A2203186

**\$615,000**

4 Bedroom, 4.00 Bathroom, 1,255 sqft  
Residential on 0.11 Acres

Woodbine, Calgary, Alberta

Welcome to this charming and well-maintained bungalow offering a perfect blend of comfort and investment potential in Woodbine SW.

The main floor features a spacious layout with three bedrooms, including a primary bedroom with an ensuite, two additional bedrooms, and a second full bathroom. The bright and inviting living room boasts a cozy gas fireplace, while the adjacent dining area and well-appointed kitchen provide ample space for family gatherings and entertaining.

The fully developed basement, with a separate entrance, includes two illegal suites, making it an excellent mortgage helper. The one-bedroom illegal suite offers a living room, kitchen, bedroom, and full bathroom, while the bachelor illegal suite features a kitchenette, a large open-concept room, and a full bathroom. The basement also houses a shared laundry area for added convenience.

This home comes equipped with air conditioning, a parking pad, and a fully fenced backyard, perfect for outdoor enjoyment.

Located in a desirable neighborhood close to schools, parks, shopping, and public transit, this property is ideal for homeowners and investors alike. Don't miss this incredible opportunity! Book your showing today!



Built in 1981

## Essential Information

MLS® #

A2203186

Price	\$615,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,255
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	72 Woodglen Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4P2

### **Amenities**

Parking Spaces	2
Parking	Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	Brilliant Realty
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