

# \$649,900 - 99 Woodglen Circle Sw, Calgary

MLS® #A2218875

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Open House this Saturday May 10th from  
12pm - 3pm.

This bright and stylish 3-bedroom, 3-bathroom bungalow is perfectly situated on a sought-after corner lot in the heart of Woodbine—steps from Safeway, Tim Hortons, parks, schools, and more. Recently rezoned R-CG, this property offers exciting future development potential.

The main floor boasts a sun-filled living space with updated flooring, a fully renovated kitchen, modern bathrooms, fresh paint, and crisp new trim. Triple-pane windows and doors throughout enhance energy efficiency, and the roof is in excellent condition. The spacious primary bedroom includes a private 3-piece ensuite, while the fully finished basement features a large rec room, wet bar, and a well-equipped laundry room with new washer/dryer and a utility sink.

Added bonus: wheelchair access for enhanced mobility. With exceptional curb appeal and every inch thoughtfully upgraded, this move-in-ready home is a rare find in one of Calgary's most desirable neighbourhoods.

Built in 1980

## Essential Information

MLS® #

A2218875



|                |             |
|----------------|-------------|
| Price          | \$649,900   |
| 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, Breakfast Bar                                                                             |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Hot Water, Natural Gas, See Remarks                                             |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                                                   |
| 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    | May 7th, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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