

99 Woodglen Circle SW
Calgary, Alberta

MLS # A2218875



\$649,900

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	Fireplace(s), Forced Air, Hot Water, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar		

Inclusions: None. Negotiable

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.