

# \$515,000 - 80 Woodglen Road Sw, Calgary

MLS® #A2271803

**\$515,000**

4 Bedroom, 2.00 Bathroom, 1,331 sqft

Residential on 0.10 Acres

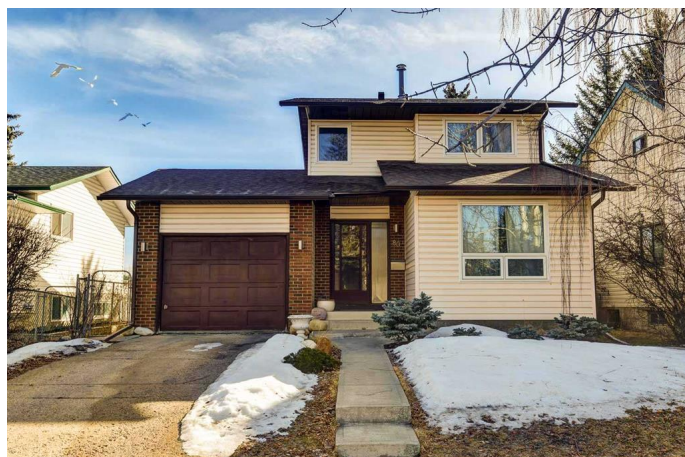
Woodbine, Calgary, Alberta

This beautiful 2 story home in woodbine is priced to sell fast! This cozy family home has 3 bedrooms on the upper level, two updated bathrooms and a fourth bedroom in the basement. The Kitchen was updated in 2020 with new counters and tile backsplash. All new appliances and updated track lighting. Windows were replaced with Triple pane and landscaping was professionally done in 2021. landscaping included aspen trees, lilacs, cherry blossoms and an array of flowers and shrubs. Roof was replaced in 2021. french patio doors are new, deck has been replaced, ducts and fireplace have been cleaned and well maintained. Upstairs bathroom has been remodelled and has new toilet and sink. Just minutes from the river and close to all amenities you don't want to miss this affordable family home. book a showing today!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2271803  |
| Price          | \$515,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,331     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 80 Woodglen Road Sw |
| Subdivision | Woodbine            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | t2w4n1              |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 3                                                             |
| Parking        | Concrete Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                             |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Wood Burning                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete       |

### Additional Information

Date Listed November 20th, 2025

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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