

99 Woodglen Circle SW  
Calgary, Alberta

MLS # A2209547



**\$679,900**

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

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

**Inclusions:** Metal Shed in BackYard, Ring Camera

Beautifully Renovated Bungalow on a Prime Corner Lot in Woodbine! Welcome to this stunning 3 bedroom, 3 bathroom bungalow nestled in the highly sought-after community of Woodbine. Sitting on a magnificent corner lot, this home combines charm, modern upgrades, and exceptional curb appeal. Step inside to discover a bright and stylish interior featuring a fully renovated kitchen, updated flooring, modern bathrooms, fresh paint, and crisp new trim throughout. The roof is in excellent condition, and all windows and doors have been replaced with high-quality triple-pane units for comfort and efficiency. The spacious primary bedroom boasts a private 3-piece ensuite, offering a perfect retreat at the end of the day. Downstairs, the fully finished basement is designed for entertaining with a large rec area, wet bar, and plenty of room to relax or host gatherings. The laundry room is well-equipped with a new washer, dryer, and a handy sink for added convenience. Don't miss your chance to own this exceptional home in one of Calgary's most desirable neighbourhoods. Make it your home today! ----ADDED FEATURES - Wheel Chair Access, Recently REZONED R-CG (beneficial for further development), Walking distance to Safeway, Tim Hortons, Dollarama, Local Bakery, and more!