

# \$565,000 - 31 Woodglen Crescent Sw, Calgary

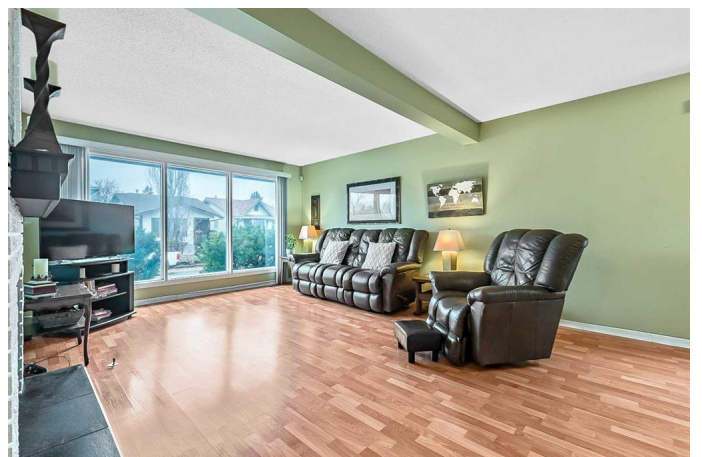
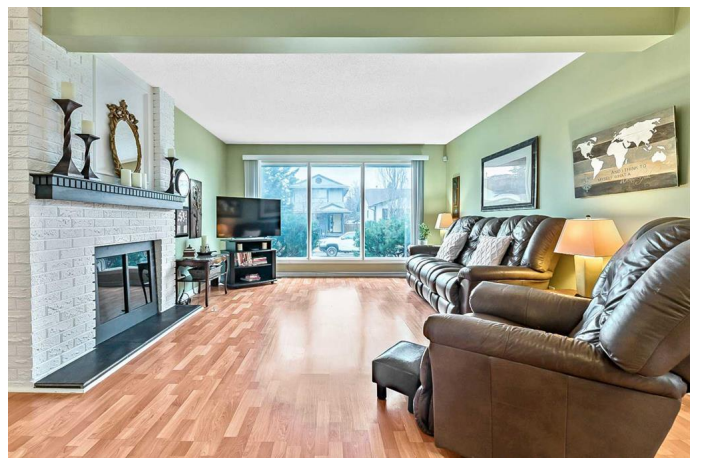
MLS® #A2206276

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,404 sqft  
Residential on 0.08 Acres

Woodbine, Calgary, Alberta

Welcome to this 1404sqft two storey home nestled in the peaceful community of Woodbine. The main floor invites you with beautiful, laminated flooring throughout, creating a warm and inviting atmosphere. Relax in the spacious living room centered around a cozy wood-burning fireplace, perfect for those chilly Calgary evenings. Natural light floods the interior through large windows, highlighting the open and airy layout. The kitchen offers ample space for culinary creativity with a convenient dining area for family meals. A powder room and laundry facilities complete the main level. Upstairs, you'll find three generously sized bedrooms, including an oversized primary bedroom with a private 4pc ensuite. The main bathroom on this level provides additional convenience for family and guests. The fully finished basement expands your living options with a comfortable family room, dedicated office space, and practical storage solutions. Step outside to enjoy the fully fenced backyard with sunny southern exposure and a convenient parking pad. This outstanding property places you within easy reach of everything your family needs. Enjoy nearby parks, including Fish Creek Provincial Park just minutes away. Schools, shopping centers including Safeway, and public transit stops are all conveniently accessible. A short drive connects you to Costco and additional amenities, creating the perfect balance of residential tranquility and urban convenience!



Built in 1981

## Essential Information

MLS® #	A2206276
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	31 Woodglen Crescent Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4L1

## Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad, Rear Drive

## Interior

Interior Features	Closet Organizers, No Animal Home, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings, Garburator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Wood Burning, Brick Facing, Mantle
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 28th, 2025

Days on Market 7

Zoning R-CG

## Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.