



**GRASSROOTS**  
REALTY GROUP

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**99 Woodglen Circle SW**  
**Calgary, Alberta**

**MLS # A2218875**



**\$649,900**

<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, 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.