



GRASSROOTS
REALTY GROUP

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503 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2274975



\$600,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,252 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Electric Stove in Basement, Refrigerator in Basement, Electric Stove & Range Hood in Basement

Welcome to this well-maintained 1981 bungalow offering incredible versatility, modern updates, and a desirable location just steps from parks, schools, and shopping. With refreshed flooring throughout both levels, a newer roof, and an updated furnace, this home blends character with peace-of-mind improvements. The bright main floor features a spacious living area, dedicated dining space, and updated vinyl plank kitchen flooring with plenty of cabinet storage. Three comfortable bedrooms and a full bath complete the upper level—perfect for families. You'll love the ensuite laundry in the primary suite too! Downstairs you'll find a 3-bedroom illegal basement suite, ideal for extended family, guests, or tenants. The lower level includes a full kitchen, living area, three bedrooms, a full bath, and washer / dryer. Outside, the property offers a generous north-west facing backyard with room to build your dream garage or enjoy the space as is. Located in Calgary's sought-after Woodbine community—close to Fish Creek Park, major roadways, transit, and amenities—this is an excellent opportunity for homeowners and investors alike. Move-in ready, flexible living, and unbeatable value in the Southwest!