



**208 Woodpark Place SW  
Calgary, Alberta**

**MLS # A2292496**



**\$750,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Woodlands              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,310 sq.ft.           | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Private     |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, See Remarks, Separate Entrance |                   |      |

**Inclusions:** Basement: microwave, fridge

Renovated bungalow on a quiet cul-de-sac with a fully finished basement and an oversized double garage with 220 power. This move-in ready home offers 3 bedrooms up and 2 bedrooms down (non-egress windows) along with 3 full bathrooms, all situated on a large lot surrounded by mature trees. The main floor features hardwood flooring and a bright open living space with large windows that bring in plenty of natural light. The updated kitchen includes granite countertops, stainless steel appliances, modern lighting, and a raised eating bar that opens to the dining area. A wood-burning fireplace adds warmth and character, creating a comfortable space for everyday living or entertaining. The spacious primary bedroom includes a private 3-piece ensuite. Two additional bedrooms and a full bathroom complete the main level. The finished basement adds excellent living space with a large recreation room, two additional bedrooms with non-egress windows, and an updated 3-piece bathroom and a kitchennette with separate entrance and shared laundry. The backyard offers plenty of outdoor space and privacy with mature trees and room to relax or entertain. The oversized detached double garage with 220 power provides excellent storage and workspace. Recent updates include fresh interior and exterior paint, LED lighting upgrades, newer roofing, improved attic insulation, and additional maintenance improvements. Conveniently located close to schools, parks, shopping, and pathways, this property offers a great combination of upgrades, space, and location.