



**95 Woodglen Grove SW
Calgary, Alberta**

MLS # A2294678



\$515,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,309 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Stand-up deep freeze, Breakfast nook table and bench set, Kitchen island, various shelving, outdoor propane BBQ

****COME JOIN US AT OUR OPEN HOUSE THIS SUNDAY MARCH 29TH FROM 1-4PM****Welcome to this well-maintained and thoughtfully updated two-storey home, ideally situated on a quiet, tree-lined street in the heart of Woodbine. Offering exceptional value in a family-friendly neighbourhood, this home is just steps from a shopping plaza featuring a grocery store, pharmacy, bakery, and more—plus close proximity to schools, playgrounds, and the endless pathways of Fish Creek Park. The main level features a bright and functional open-concept layout, seamlessly connecting the spacious living and dining areas—perfect for everyday living and entertaining. Fresh paint in the living room enhances the inviting atmosphere, while upgraded light switches, outlets, and GFCI protection where needed add modern convenience. The kitchen is both practical and stylish, complete with composite countertops, a large window allowing for abundant natural light, and a charming coffee bar feature. Flooring throughout the main level includes durable laminate, with vinyl in the porch and ceramic tile in the bathroom for added functionality. Main floor is complete with a 2 piece bathroom and mudroom. Upstairs, you’ll find three generously sized bedrooms, including a refreshed primary retreat featuring new paint, baseboards, and a thoughtfully designed wardrobe solution. The full bathroom has been tastefully updated with a new bathtub, vinyl flooring, and updated toilet and taps. The upper level showcases a blend of vinyl plank and engineered hardwood flooring, while the stairs are finished in carpet for added comfort. The fully developed basement offers additional living space, including a renovated 100 sq ft room complete with new flooring, baseboards, and fresh paint—ideal for a home office, hobby room, or guest space. The basement

stairs have also been updated with engineered wood flooring and new paint, creating a cohesive and modern feel throughout the lower level. Step outside to a large, mature yard—perfect for kids, pets, or relaxing under the shade of established trees. The yard is fully fenced (new fence installed in 2020) and offers plenty of space for outdoor entertaining, including BBQs and gatherings. With rear lane access, there is ample room to add a future garage if desired. Additional updates include resealed windows and a newer hot water tank, providing peace of mind for years to come. An excellent opportunity to own a comfortable and updated home in one of Calgary's most desirable established communities—book your private showing today!