



**131 Woodglen Way SW
Calgary, Alberta**

MLS # A2298404



\$509,000

Division:	Woodbine		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	900 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Faces Rear, Parking Pad, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Crown Molding		

Inclusions: Bars on Windows, Telus security system ready

Welcome to this well-maintained half duplex in the desirable community of Woodbine. Freshly painted and featuring new bedroom flooring, this home offers a clean, move-in-ready feel. Enjoy added convenience with a newer furnace (2016), central vacuum (Vacuflo), a new roof (2019), updated siding, gutter guards, bars on basement windows and Telus security system ready to be activated. And for dog lovers a generous back deck is complete with a ramp to the fenced in yard. The property is surrounded by mature trees, a beautiful apple tree in the front, and backs onto a paved alley, adding both privacy and accessibility. While the yard is very low maintenance the parking pad could be reclaimed for a perfect manageable yard. Ideally located close to beautiful Fish Creek Park and bike paths, shopping, Costco, schools, and with easy access to Stoney Trail, this home is perfect for comfortable, connected living.