



**555 Woodbine Boulevard SW
Calgary, Alberta**

MLS # A2303348



\$609,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,538 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Fac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters		

Inclusions: Primary bedroom wardrobe, portable firewood storage rack, garage heaters(2)-light-workbench-shelving

Welcome to this stylishly updated 4-level split in the established community of Woodbine—where thoughtful upgrades meet a functional layout and nearly 1,800 sq. ft. of developed living space. With 3 bedrooms and 2 full bathrooms, this home is move-in ready with many of the big-ticket items already taken care of. Step inside to a bright, refreshed interior where vaulted ceilings and a modernized palette create an open, contemporary feel. The main floor living and dining areas are designed for both everyday living and entertaining, while the kitchen features granite countertops, updated finishes, and a cozy breakfast nook for casual meals. Recent flooring updates and a full repaint throughout the home give it a clean, cohesive look. Upstairs, you’ll find two generously sized bedrooms, including a spacious primary retreat complete with custom built-in closet shelving and wardrobe space for added organization. The upper bathroom has been beautifully finished with dual sinks, granite countertops, a large soaker tub and new floor and shower tiles. The third level offers excellent versatility with a warm and inviting family room centered around a wood-burning fireplace, along with a 3-piece bathroom and a flexible den—perfect for a home office or additional living space. Off the family room, you have access to your beautiful back deck through new vinyl patio sliders. The fully finished basement continues to add value with a rec room, third bedroom, and ample crawl space storage. This home has seen extensive upgrades throughout: nearly all windows have been replaced, along with a new side door and sliding patio doors. The shingles have been redone, and a brand new furnace was installed in 2026. The garage is a standout feature—fully drywalled and insulated, equipped with two heaters, a workbench, built-in shelving, upgraded overhead door

(approximately 7–8 years old), and 220V power, making it ideal for potential EV set-up, or other special projects. Outside, the newly rebuilt side and back decks are truly impressive—professionally built spaces perfect for entertaining or relaxing in the private, fenced backyard. Air conditioning and rear lane access with RV parking potential, adds even more functionality and comfort. Located close to parks, schools, shopping, and easy access to Stoney Trail, Costco, future Superstore and so much more, this is a fantastic opportunity to own a well-updated home in a mature southwest Calgary neighbourhood. Stylish, functional, and packed with upgrades—this one is ready for your next chapter. Call today for a private showing.