



GRASSROOTS
REALTY GROUP

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99 Woodglen Circle SW
Calgary, Alberta

MLS # A2209547



\$699,999

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	Fireplace(s), Forced Air, Hot Water, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases		

Inclusions: Metal Shed in BackYard, Ring Camera

Beautifully Renovated Bungalow on a Prime Corner Lot in Woodbine! Welcome to this stunning 3 bedroom, 3 bathroom bungalow nestled in the highly sought-after community of Woodbine. Sitting on a magnificent corner lot, this home combines charm, modern upgrades, and exceptional curb appeal. Step inside to discover a bright and stylish interior featuring a fully renovated kitchen, updated flooring, modern bathrooms, fresh paint, and crisp new trim throughout. The roof is in excellent condition, and all windows and doors have been replaced with high-quality triple-pane units for comfort and efficiency. The spacious primary bedroom boasts a private 3-piece ensuite, offering a perfect retreat at the end of the day. Downstairs, the fully finished basement is designed for entertaining with a large rec area, wet bar, and plenty of room to relax or host gatherings. The laundry room is well-equipped with a new washer, dryer, and a handy sink for added convenience. Don't miss your chance to own this exceptional home in one of Calgary's most desirable neighbourhoods. Make it your home today! ----ADDED FEATURES - Wheel Chair Access, Recently REZONED R-CG (beneficial for further development), Walking distance to Safeway, Tim Hortons, Dollarama, Local Bakery, and more!