



**3 Woodglen Crescent SW
Calgary, Alberta**

MLS # A2296395



\$529,900

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	859 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Welcome to this charming 3-bedroom, 2-bathroom bungalow located in the desirable SW community of Woodbine. This well-maintained home offers a functional layout, warm character, and excellent accessibility features. Step inside to find beautiful wood flooring throughout the main living areas, adding both style and durability. The bright and inviting living room flows into the dining area and kitchen, creating a comfortable space for both everyday living and entertaining. The main level features 2 spacious bedrooms and a full bathroom, while the fully developed basement includes an additional bedroom, full bathroom, and a large family room, perfect for guests, extended family, or extra living space. Recent updates add incredible value and peace of mind, including a furnace and hot water tank replaced in 2021, a new double detached garage built in 2022, as well as the added benefit of solar panels for improved energy efficiency and LeafFilter gutter protection for low-maintenance living. This home also offers easy access to Stoney Trail, making commuting around the city simple and convenient. Outside, you’ll find a smaller, private yard, ideal for low-maintenance living while still enjoying your own outdoor space. The front entrance includes an accessible ramp, adding convenience and versatility for a range of buyers. Located in a family-friendly neighborhood with parks, schools, and pathways nearby, this home is a fantastic opportunity for first-time buyers, downsizers, or investors alike. Call your favourite realtor today to book a showing!