



**72 Woodview Court SW
Calgary, Alberta**

MLS # A2306271



\$500,000

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Garden Shed

Set on a large corner lot at the start of a quiet cul-de-sac, this beautifully renovated home sits within walking distance of Fish Creek Park, schools, parks and everyday amenities. Thoughtful updates bring modern style into a warm, family-friendly layout with 3 bedrooms, 3 full bathrooms and a fully finished basement. Luxury vinyl plank flooring runs throughout the open main level for a clean, durable finish that suits busy everyday living. Gather in the living room by the focal fireplace while an oversized bayed window draws in natural light and additional pot lights brighten the space into the evening. Sleek, contemporary cabinetry gives the kitchen a polished feel, paired with stainless steel appliances, a gas cooktop, full-height storage and a raised breakfast bar for casual meals or conversation while cooking. Patio sliders in the dining area connect directly to the west-facing patio, making summer barbecues and outdoor dining easy. Unwind in the primary retreat, where trendy barn sliders open to a walk-in closet and a renovated ensuite featuring dual faucets and a luxurious full-body shower experience. The second bedroom stands out with a sculptural feature wall that brings texture and modern organic character. Everyday routines stay effortless in the 4-piece bathroom, finished with a clean, modern design that complements the home's overall style. Downstairs, the fully finished lower level adds valuable flexibility with a huge rec room ready for movie nights, games, fitness, play or relaxed family time. A 3rd bedroom and another stylish full bathroom make the basement comfortable for guests, older children or extended household needs. Outside, the expansive patio overlooks a large fully fenced grassy yard where kids and pets can play securely. Seasonal items can stay tucked away in the shed and the extended front driveway adds convenient off-street parking.

Woodbine Square, Safeway, Shoppers Drug Mart, local shops, transit, schools and Fish Creek Park pathways are all within walking distance and Stoney Trail, Costco and the inner city is easily accessible when the day takes you beyond the community.