



GRASSROOTS
REALTY GROUP

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39 Woodglen Way SW
Calgary, Alberta

MLS # A2328228



\$525,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,194 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

ATTENTION RENOVATORS/HANDYMAN SPECIAL - REQUIRES LOTS OF WORK!! Welcome to 39 Woodglen Way SW, an exceptional opportunity for renovators, investors, or buyers looking to create their dream home. Offering over 2200 sqft of fully developed living space across a functional 4-level split, this home combines great bones, an excellent layout, and major exterior updates with endless potential for customization. From the moment you arrive, you'll appreciate the home's excellent curb appeal, oversized 21'5" x 23'3" double detached garage, and large west-facing backyard, fully fenced and ready to be transformed into the ultimate outdoor retreat. Step inside to discover a bright and functional main floor featuring durable laminate flooring and a spacious living room filled with natural light from two large front windows. The adjoining kitchen offers maple cabinetry installed in 2006, laminate countertops, and a layout that continues to serve well today while providing an excellent foundation for a future renovation. Upstairs, you'll find three generously sized bedrooms, each offering plenty of space for growing families or flexible living arrangements. The main 4-piece bathroom remains largely original with an updated toilet, while the spacious primary bedroom includes its own ensuite in original condition. With the size of the room, there is outstanding potential to create an impressive primary retreat complete with a luxurious ensuite and walk-in closet. The third level features a large recreation room centred around a cozy fireplace and benefits from a convenient walk-up rear entrance, creating excellent separation of space. This level also includes a fourth bedroom and dedicated laundry room, making it ideal for future possibilities or even multi-generational living. The fully developed fourth level adds even more versatility with a flex area perfect for a games room, playroom,

home gym, or hobby space, along with a fifth bedroom, storage room, mechanical room, and access to the expansive crawl space that provides an incredible amount of additional storage. Brand new baseboards for the home located in the crawl space are also included and ready for the future owner to install. While the interior is ready for a full renovation, several important updates have already been completed, including shingles, eaves, and soffits (approx. 10 years ago), main and upper floor vinyl windows (approx. 2021), and the front and rear exterior doors (approx. 2021). Situated in an established community, this home is conveniently located within walking distance to schools, shopping, restaurants, parks, and everyday amenities. Whether you're an experienced renovator looking for your next project, an investor searching for your next opportunity, or a buyer excited to build equity by creating a home tailored to your style, this home offers outstanding potential in a fantastic location. Homes with this combination of size, layout, garage, and renovation opportunity are increasingly hard to find!!