

80 Woodglen Road SW  
Calgary, Alberta

MLS # A2271803



## \$515,000

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Woodbine                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 1,331 sq.ft.                                                  | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped                                         |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Wood Frame    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters        |                   |      |

**Inclusions:** NA

This beautiful 2 story home in woodbine is priced to sell fast! This cozy family home has 3 bedrooms on the upper level, two updated bathrooms and a fourth bedroom in the basement. The Kitchen was updated in 2020 with new counters and tile backsplash. All new appliances and updated track lighting. Windows were replaced with Triple pane and landscaping was professionally done in 2021. landscaping included aspen trees, lilacs, cherry blossoms and an array of flowers and shrubs. Roof was replaced in 2021. french patio doors are new, deck has been replaced, ducts and fireplace have been cleaned and well maintained. Upstairs bathroom has been remodelled and has new toilet and sink. Just minutes from the river and close to all amenities you don't want to miss this affordable family home. book a showing today!