

\$495,000 - 161 Woodglen Grove Sw, Calgary

MLS® #A2159439

\$495,000

3 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

FANTASTIC OPPORTUNITY TO OWN THIS IMMACULATE 3-BEDROOM END UNIT TOWNHOME IN BEAUTIFUL WOODBINE!

This STUNNING MODERN residence nestled on a quiet street, boasting over 1800 SQFT of living space is a HIDDEN GEM you don't want to miss!

The main floor welcomes you to a large foyer, leading to a bright family room with expansive windows, a majestic wood-burning fireplace, gleaming hardwood floors throughout, and a spacious formal dining room. The generously sized kitchen, a chef's delight, features stainless steel appliances, ample storage with pantry, and bay windows providing an abundance of natural daylight, and offering the perfect space to practice your gourmet cooking abilities! The main level effortlessly unites the dining area with the living room creating a versatile space ideal for both, entertaining and everyday living. Gathering by the cozy fireplace with family & friends provides the perfect opportunity to create wonderful memories. A conveniently located 2-piece bathroom completes the main floor. Venturing to the upper level, you'll discover three bedrooms, including one with a charming wood-burning fireplace & built-in storage which could be used as an office, a bedroom or transformed into a second family room; a spacious primary featuring 3 generous size closets including "His & Hers", and a 4-piece bathroom with ample storage, The FULLY DEVELOPED BRIGHT lower level, with



windows above ground, provides the perfect private space for a teenager with a cozy living area, a 2 piece bathroom with separate shower, laundry and storage! This space could also be converted into a formal GYM or a 4TH BEDROOM! This well-maintained end unit home offers TWO SUNNY OUTDOOR LIVING SPACES, including a vast SOUTHWEST FACING PATIO, ideal for hosting memorable al fresco dinners & entertaining guests in style. Enjoy peaceful moments in your private oasis, or watch children play in your fully fenced backyard! Additional highlights of this beautiful home include: new carpet, front patio, newer furnace, water tank, refrigerator, dishwasher, microwave, roof, windows, and more! The single attached garage and the extended driveway can accommodate up to 4 vehicles. THIS INCREDIBLE PROPERTY IS LOCATED STEPS FROM ALL AMENITIES, SCHOOLS, PARKS, WALKING/BIKE PATHS, POOLS, ICE RINKS, SHOPPING, FISH CREEK PARK, GOLF COURSES, TRANSIT & MAJOR ROADS! This MOVE-IN READY HOME is sure to impress; PRIDE OF OWNERSHIP is EVIDENT throughout! Schedule your private viewing today & envision your future in this remarkable residence!

Built in 1981

Essential Information

MLS® #	A2159439
Price	\$495,000
Sold Price	\$498,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,486
Acres	0.00

Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	161 Woodglen Grove Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4J9

Amenities

Amenities	None
Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 10th, 2024
Days on Market	18
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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