

# \$679,900 - 31 Woodglen Road Sw, Calgary

MLS® #A2163459

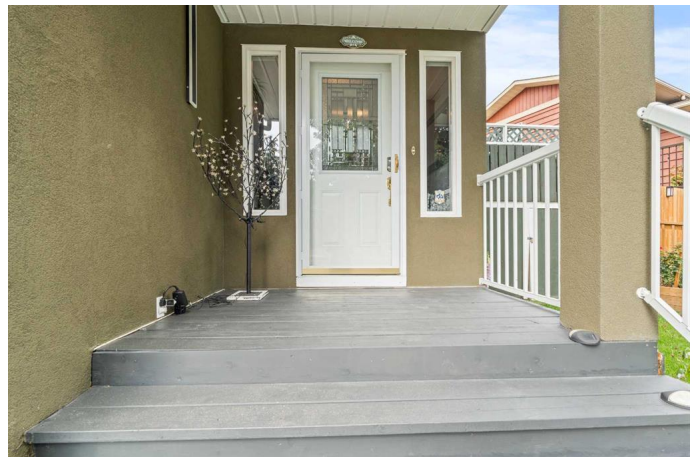
**\$679,900**

4 Bedroom, 2.00 Bathroom, 1,249 sqft

Residential on 0.10 Acres

Woodbine, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY AND SUNDAY SEPTEMBER 7 & 8 FROM 1-4PM\*\*\* This bright sunny home, located on a quiet street, has been beautifully updated from top to bottom. Pride of ownership is clear throughout the entire home and yard. All the big-ticket items such as the roof, flooring, hot water tank, windows, and furnace have been recently replaced. You really can't get much more turnkey than this! The kitchen has new heated floors, stainless steel appliances, and quartz countertops. Its central location on the main floor allows a view of the living room and dining room while preparing meals. New carpet upstairs and a luxurious 5-piece main bathroom complement the 3 bedrooms upstairs. The third level offers a 4th bedroom, family room with fireplace, and 3-piece bathroom. The yard has been professionally landscaped with a deck off the dining room and a 20x18 stamped concrete patio off the walk-out basement. A summer oasis! A double attached garage means not having to walk outside to get to the car in the winter. This home is a must-see to appreciate all the upgrades and everything it has to offer. The location is perfect! Close to shopping, schools, Fish Creek Park, walking paths, sport fields, a skate park, tennis courts and a tree lined playground right across the street. Reach out to your favorite realtor to book a showing today. This is the perfect home to begin your new home journey!



Built in 1982

## Essential Information

MLS® #	A2163459
Price	\$679,900
Sold Price	\$673,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,249
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

## Community Information

Address	31 Woodglen Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4N8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Lighting, Rain Barrel/Cistern(s), Storage  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction          Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 5th, 2024  
Date Sold                September 21st, 2024  
Days on Market        16  
Zoning                    R-CG  
HOA Fees                0.00

**Listing Details**

Listing Office            eXp Realty

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