

# \$475,000 - 154 Woodglen Grove Sw, Calgary

MLS® #A2224798

**\$475,000**

3 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.08 Acres

Woodbine, Calgary, Alberta

Welcome to this side-by-side split-level home that offers space, flexibility, and an unbeatable location! Inside, you'll find a thoughtfully designed layout with two bedrooms and a full bathroom on the upper level. The primary bedroom includes a walk-in closet. The living area on the main floor features a comfortable open layout with a fireplace and dining room, perfect for entertaining and everyday living. The two lower levels include a third bedroom, full bathroom, SECOND KITCHEN, family room, and an entrance to the side yard—an ideal setup for guests or multi-generational living. Step outdoors into a yard adorned with beautiful mature perennials that provide low-maintenance charm throughout the summer. Enjoy the detached garage, which offers parking and extra storage space. Relax or entertain on the sunny, spacious deck in the fully fenced yard—ideal for summer barbecues and outdoor living. Perfectly situated in a beautifully established neighbourhood, this home is just minutes from schools, parks, golf, shopping, and all the everyday conveniences, including a short drive to Heritage Park and Costco. Enjoy easy access to Stony Trail, making errands and commutes a breeze. Quick possession available—move in before summer!

Built in 1981

## Essential Information



MLS® #	A2224798
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### **Community Information**

Address	154 Woodglen Grove Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4S8

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	Royal LePage Solutions
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