

# \$525,000 - 75 Woodglen Close Sw, Calgary

MLS® #A2232602

**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.08 Acres

Woodbine, Calgary, Alberta

Welcome to 75 Woodglen Close SW â€” a spacious and well-laid-out 5-bedroom bungalow tucked away on a quiet cul-de-sac in the desirable community of Woodbine.

Situated on a generous corner lot, this home offers comfort, functionality, and opportunity for customization. The inviting main floor features a bright living room with a bay window, hardwood flooring, and a cozy wood-burning fireplace â€” perfect for relaxing evenings. The kitchen, while original, offers plenty of space and storage to bring your own design ideas to life. Also on the main level are three well-sized bedrooms, a full bathroom, and a convenient main floor washer and dryer setup. Downstairs, the fully finished basement offers a spacious family/recreation room, two additional bedrooms, a second full bathroom, and a roughed-in laundry room â€” ideal for guests or multi-generational living. Outside, enjoy a fenced backyard perfect for family gatherings or quiet mornings on the back deck. The oversized detached single garage adds excellent storage or workshop space. Located near top-rated schools from Kindergarten to grade 12 (Woodbine Elementary, John Ware Middle School, Henry Wise Wood Highschool), parks, and Fish Creek Provincial Park, with easy access to shops, transit, and Stoney Trail. This is a great opportunity to own in a family-friendly neighborhood with strong community spirit.

Built in 1980



## Essential Information

MLS® #	A2232602
Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	75 Woodglen Close Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4M9

## Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Garden, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
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