

# \$639,900 - 212 Woodbine Boulevard Sw, Calgary

MLS® #A2206358

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

\*\*\*\*Open House this Saturday 1-3pm and

Sunday 2-4pm\*\*\*\* \*\*PRICE

ADJUSTMENT \*\* Welcome to this inviting bi-level single family home located in the desirable Woodbine neighborhood. Featuring 3 bedrooms and 3 full bathrooms, including a spacious primary ensuite. This home is designed to start making memories. A double attached garage is located at the front of the house for easy access.

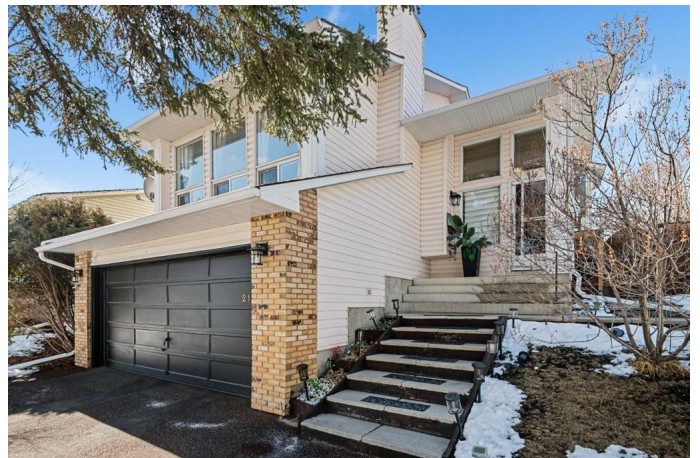
As you step inside, you'll be greeted by a bright and welcoming living room with vaulted ceilings and large windows that flood the space with natural light. The primary bedroom, located at the end of the hallway, offers a private retreat with a double sink ensuite. The second bedroom is conveniently located nearby and an extra bathroom just outside of the room.

The basement is a fantastic bonus, offering a full kitchen, large windows, a cozy living room and a generously sized bedroom. It also includes a full bathroom and its own furnace for independent temperature control. In addition, a private entrance to the basement as well as an additional parking space at the back of the property.

The only thing better than owning this beautiful home is sharing it with the ones you love.

Welcome home!

Built in 1981



## Essential Information

MLS® #	A2206358
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,242
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	212 Woodbine Boulevard Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4K5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	15
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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