

\$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

****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.

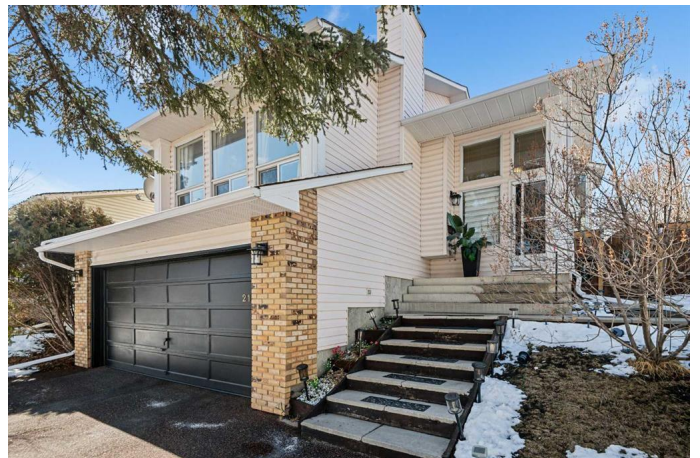
As you step inside, you'll be greeted by a bright and welcoming living room with vaulted ceilings and large windows that flood the space with natural light. The primary bedroom, located at the end of the hallway, offers a private retreat with a double sink ensuite. The second bedroom is conveniently 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 | 17 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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