

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

MLS® #A2216086

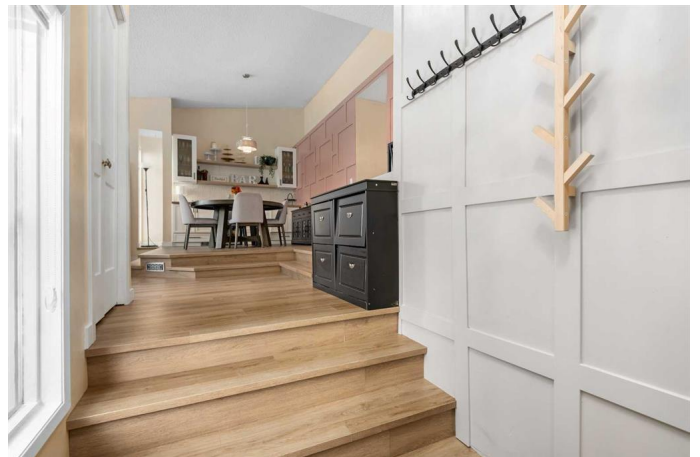
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

\*\*\*\*\* PRICE IMPROVEMENT \*\*\*\*\* Welcome to this inviting bi-level single detached family home located in the desirable Woodbine neighborhood. 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 upper level has been upgraded with brand new flooring, classic subway tile backsplash and modern quartz counter top, there's 2 bedroom up and 1 bedroom down. The primary bedroom, located at the end of the hallway, offers a private retreat with a 5 piece bath ensuite, the second bedroom is conveniently located nearby as well as an extra bathroom just outside of the bedroom. Just off the kitchen, you'll find a beautiful deck that's perfect for entertaining, along with a spacious backyard ideally for children to play and families to enjoy outdoor time together. This property also offers exceptional convenience with a double attached garage at the front of the home for easy access. In addition, there is an extra parking space at the back that can also be used as a RV parking, ideal for families with multiple vehicles or those who love to travel and explore. A private entrance to the basement making it a fantastic bonus that offers a full kitchen, large windows, a cozy living room and a good sized bedroom. It also includes a full bathroom and its own furnace for independent temperature control. This home is made for family memories from bedtime stories to birthday celebrations. 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® #	A2216086
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	5
Parking	Double Garage Attached, Parking Pad, Garage Door Opener
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Bar, See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Stove, Garage Control(s)

Heating	Forced Air, Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

## Exterior

Exterior Features	BBQ gas line, Courtyard, Playground, Balcony
Lot Description	Back Yard, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	59
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.