



## 163 Woodglen Close Calgary Alberta

\$489,900

Welcome to this charming bungalow, nestled on a quiet street across from a park in the desirable community of Woodbine. The main floor offers 3 bedrooms, 4-piece bathroom, a bright and airy living room with a large picture window, and a cozy wood-burning fireplace with a log lighter. Completing the main floor is a well-equipped kitchen with ample cabinet and counter space. The home could use some cosmetic updates, but key improvements have already been made, including a newer roof and hot water tank (2018), along with window replacement in 2019 (except the living room). The lower level expands the living space with a spacious rec room, an additional bedroom, 4-piece bathroom, laundry room, and extra storage. Outside, you'll find an expansive west-facing backyard with a deck, perfect for relaxing or entertaining. This home offers a functional floor plan, and endless potential! Conveniently located near schools, parks, shopping, and public transit. It's an excellent opportunity for those looking to add their personal touch while enjoying living in a prime location. Don't miss out--book your showing today! (id:6769)

Family room 25.75 Ft x 15.58 Ft

Bedroom 15.58 Ft x 9.33 Ft

Pantry 4.75 Ft x 4.75 Ft

4pc Bathroom 10.58 Ft x 9.58 Ft

Laundry room 10.75 Ft x 10.58 Ft

Living room 15.33 Ft x 12.00 Ft

Other 12.33 Ft x 12.25 Ft

Dining room 10.08 Ft x 9.08 Ft

Foyer 7.50 Ft x 3.58 Ft

Other 5.50 Ft x 3.17 Ft

Primary Bedroom 11.25 Ft x 10.25 Ft

Bedroom 11.25 Ft x 10.08 Ft

Bedroom 9.50 Ft x 8.00 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.brooksrealestategroup.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net