



## 503 Woodbine Boulevard Calgary Alberta

\$600,000

Welcome to this well-maintained 1981 bungalow offering incredible versatility, modern updates, and a desirable location just steps from parks, schools, and shopping. With refreshed flooring throughout both levels, a newer roof, and an updated furnace, this home blends character with peace-of-mind improvements. The bright main floor features a spacious living area, dedicated dining space, and updated vinyl plank kitchen flooring with plenty of cabinet storage. Three comfortable bedrooms and a full bath complete the upper level—perfect for families. You'll love the ensuite laundry in the primary suite too! Downstairs you'll find a 3-bedroom illegal basement suite, ideal for extended family, guests, or tenants. The lower level includes a full kitchen, living area, three bedrooms, a full bath, and washer / dryer. Outside, the property offers a generous north-west facing backyard with room to build your dream garage or enjoy the space as is. Located in Calgary's sought-after Woodbine community—close to Fish Creek Park, major roadways, transit, and amenities—this is an excellent opportunity for homeowners and investors alike. Move-in ready, flexible living, and unbeatable value in the Southwest! (id:6769)

Bedroom 10.58 Ft x 10.17 Ft

Bedroom 16.83 Ft x 8.33 Ft

Bedroom 9.92 Ft x 8.25 Ft

4pc Bathroom 10.75 Ft x 4.92 Ft

Living room 16.92 Ft x 10.67 Ft

Kitchen 11.25 Ft x 8.25 Ft

Dining room 11.25 Ft x 8.25 Ft

Living room 12.25 Ft x 17.67 Ft

Dining room 11.08 Ft x 12.17 Ft

Kitchen 13.17 Ft x 10.25 Ft

Bedroom 10.00 Ft x 10.33 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

Bedroom 12.25 Ft x 9.00 Ft

Primary Bedroom 12.25 Ft x 13.17 Ft

Listing Presented By:



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