

# \$514,900 - 125 Woodglen Way Sw, Calgary

MLS® #A2249812

**\$514,900**

4 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.06 Acres

Woodbine, Calgary, Alberta

Welcome home to this well-maintained 4-bedroom home with a double-detached garage, no condo fees and numerous upgrades in the sought after Community of Woodbine. The front door greets you with an open plan concept main floor featuring a renovated kitchen, dining room, a primary bedroom, a 3-piece bath with a second bedroom and 3rd bedroom/den. The fully finished basement offers even more living space with a large rec room, 4th bedroom, and a full 4-piece bathroom—perfect for family, guests, or a home office. Enjoy the fully fenced low maintenance fenced backyard with direct access to the Rotary Mattamy Green Way Pathway.

Within close proximity to Fish Creek Park and South Glenmore Park, walking distance to groceries, coffee shops, pubs & the brand-new Co-op just a 5-minute drive away. Don't miss out on this one.

Recent Upgrades Include:

- Main bathroom countertop and medicine cabinet replaced (Oct 2019)
- Brand new windows installed (Jan 2020)
- New high-efficiency hot water tank and furnace (Aug 2020)
- New garage door motor and track (Feb 2023)
- New vinyl flooring in basement (2025)



- Fresh paint throughout the entire home (2025)
- New chair rail, baseboards, and door casings in basement (2025)
- Updated door casings throughout the home (2025)
- New blinds (2025)
- New door handles and hinges (2025)
- New led pot lights (2025) Don't miss out on this one!!

Built in 1979

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249812               |
| Price          | \$514,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,023                  |
| Acres          | 0.06                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 125 Woodglen Way Sw |
| Subdivision | Woodbine            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 4C8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, None, Refrigerator, Washer, Window Coverings, Other |
| Heating           | Forced Air, Natural Gas, Exhaust Fan                                                                                                      |
| Cooling           | None                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters, Storage                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Brick, Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | R-CG              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.