

# \$629,900 - 212 Woodbine Boulevard Sw, Calgary

MLS® #A2255159

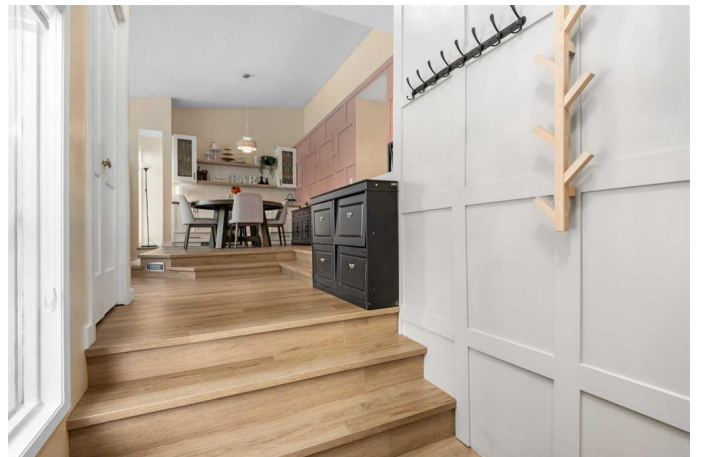
**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,242 sqft  
Residential on 0.11 Acres

Woodbine, Calgary, Alberta

\*\*\*\*\*Open house this Saturday 2-4pm\*\*\*\*\*

Welcome to this charming bi-level detached family home in the desirable Woodbine community. Step inside to a bright, open living room featuring vaulted ceilings and expansive windows that fill the space with beautiful natural light. The upper level has been upgraded with brand new flooring, classic subway tile backsplash and modern quartz countertop. This stunning home offers 2 bedrooms and 2 bathrooms on the main floor, plus a fully finished basement with an additional bedroom and full bathroom.. The primary bedroom is generously sized and features great size windows that brighten the room with abundant daylight, creating a bright and airy atmosphere, located at the end of the hallway, it serves as a private retreat complete with a 5-piece ensuite bathroom. The second bedroom is conveniently situated nearby, along with an additional full bathroom just outside the door for added convenience. 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® #	A2255159
Price	\$629,900
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, Garage Door Opener, RV Access/Parking, Additional Parking, Alley Access
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bar, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

## Exterior

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

## Additional Information

Date Listed	October 23rd, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

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

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.