

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

MLS® #A2206358

\$639,900

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

Woodbine, Calgary, Alberta

****Open House this Saturday 1-3pm and
Sunday 2-4pm**** **PRICE

ADJUSTMENT ** Welcome to this inviting
bi-level single family home located in the
desirable Woodbine neighborhood. Featuring
3 bedrooms and 3 full bathrooms, including a
spacious primary ensuite. This home is
designed to start making memories. A double
attached garage is located at the front of the
house for easy access.

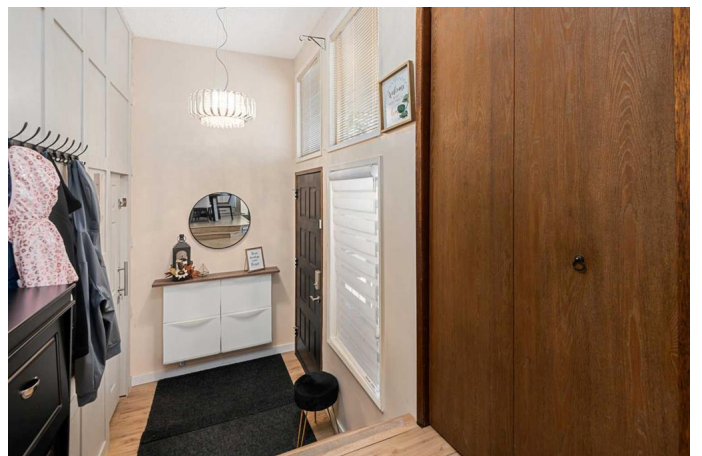
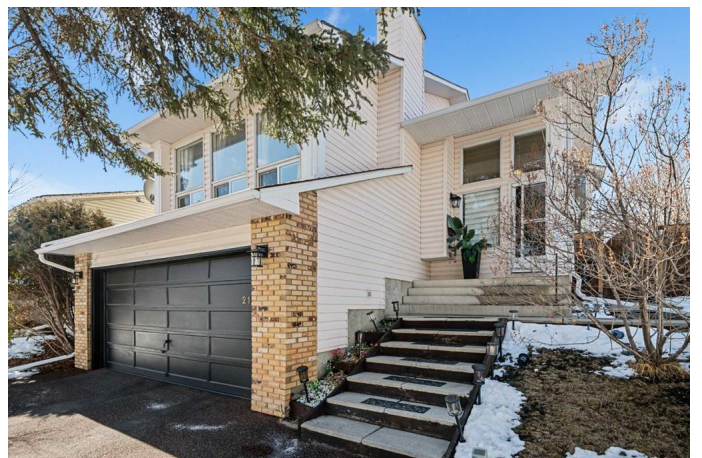
As you step inside, you'll be greeted by a
bright and welcoming living room with vaulted
ceilings and large windows that flood the
space with natural light. The primary bedroom,
located at the end of the hallway, offers a
private retreat with a double sink ensuite. The
second bedroom is conveniently located
nearby and an extra bathroom just outside of
the room.

The basement is a fantastic bonus, offering a
full kitchen, large windows, a cozy living room
and a generously sized bedroom. It also
includes a full bathroom and its own furnace
for independent temperature control. In
addition, a private entrance to the basement
as well as an additional parking space at the
back of the property.

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® #	A2206358
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	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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