

# \$549,900 - 39 Woodglen Rise Sw, Calgary

MLS® #A2226700

**\$549,900**

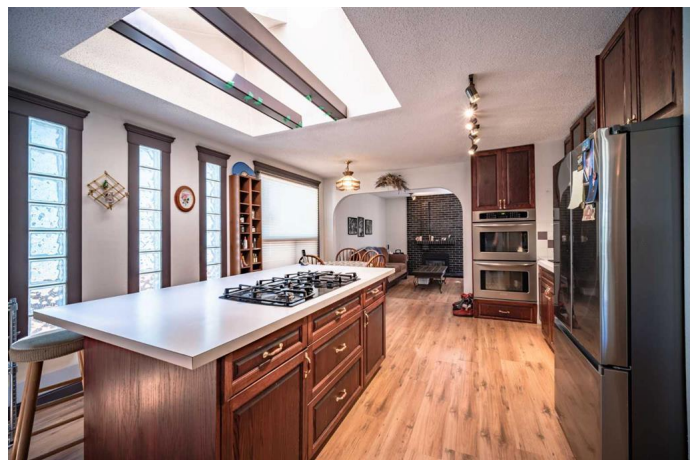
3 Bedroom, 3.00 Bathroom, 1,359 sqft  
Residential on 0.10 Acres

Woodbine, Calgary, Alberta

Welcome to this warm and inviting 3-bedroom single-family home nestled in the family-friendly neighborhood of Woodbine. With 1,358 square feet of thoughtfully designed living space, this property offers comfort, functionality, and an unbeatable location close to shopping, schools, and all the amenities a growing family needs. Step inside to discover a bright and airy chef's kitchen, complete with a central island, abundant sunlight, and ample storage—perfect for preparing meals and hosting gatherings. Cozy up in the living area beside the gas fireplace, creating a perfect atmosphere for relaxing evenings. Downstairs, you'll find an illegal suite in the basement, ideal for extended family, guests, or added rental potential. Outside, enjoy the massive deck—an ideal space for summer BBQs, entertaining, or simply soaking in the sunshine. A convenient carport in the back adds to the home's practicality. Surrounded by parks, playgrounds, and top-rated schools, this is your chance to settle into a warm, welcoming community. Whether you're upsizing, investing, or buying your first home, this Woodbine gem has everything you need. Don't miss out—schedule your showing today!

Built in 1979

## Essential Information



MLS® #	A2226700
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,359
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	39 Woodglen Rise Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4C7

### **Amenities**

Parking Spaces	1
Parking	Carport

### **Interior**

Interior Features	Kitchen Island, No Animal Home, Pantry
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	17
Zoning	R-CG

**Listing Details**

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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