

# \$649,900 - 212 Woodbine Boulevard Sw, Calgary

MLS® #A2216086

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

\*\*\*\*\* PRICE IMPROVEMENT \*\*\*\*\* Welcome to this inviting bi-level single detached family home located in the desirable Woodbine neighborhood. 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 upper level has been upgraded with brand new flooring, classic subway tile backsplash and modern quartz counter top, there's 2 bedroom up and 1 bedroom down. The primary bedroom, located at the end of the hallway, offers a private retreat with a 5 piece bath ensuite, the second bedroom is conveniently located nearby as well as an extra bathroom just outside of the bedroom. 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® #         | A2216086    |
| Price          | \$649,900   |
| 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, Parking Pad |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, No Animal Home, Quartz Counters, Walk-In Closet(s), High Ceilings, See Remarks, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer                                                      |

|                 |                                       |
|-----------------|---------------------------------------|
| Heating         | Forced Air, Natural Gas, Central      |
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full, Exterior Entry, Suite |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 30             |
| Zoning         | R-CG           |

## Listing Details

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

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