

154 Woodglen Grove SW  
Calgary, Alberta

MLS # A2224798



# \$475,000

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Wooden shelving unit in basement kitchen

Welcome to this side-by-side split-level home that offers space, flexibility, and an unbeatable location! Inside, you'll find a thoughtfully designed layout with two bedrooms and a full bathroom on the upper level. The primary bedroom includes a walk-in closet. The living area on the main floor features a comfortable open layout with a fireplace and dining room, perfect for entertaining and everyday living. The two lower levels include a third bedroom, full bathroom, SECOND KITCHEN, family room, and an entrance to the side yard—an ideal setup for guests or multi-generational living. Step outdoors into a yard adorned with beautiful mature perennials that provide low-maintenance charm throughout the summer. Enjoy the detached garage, which offers parking and extra storage space. Relax or entertain on the sunny, spacious deck in the fully fenced yard—ideal for summer barbecues and outdoor living. Perfectly situated in a beautifully established neighbourhood, this home is just minutes from schools, parks, golf, shopping, and all the everyday conveniences, including a short drive to Heritage Park and Costco. Enjoy easy access to Stony Trail, making errands and commutes a breeze. Quick possession available—move in before summer!