

\$599,900 - 228 Woodbine Boulevard Sw, Calgary

MLS® #A2224718

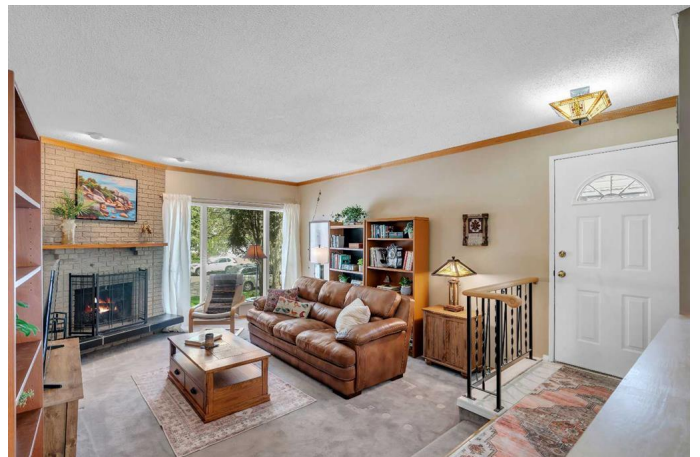
\$599,900

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

This charming 1,250 sq ft bungalow offers the perfect blend of comfort, character, and convenience all just steps from schools, shopping, and the incredible Fish Creek Park. Inside, youâ€™ll find 3 bedrooms and 3 bathrooms, with a spacious layout that feels like home the moment you walk in. The main living area is warm and inviting, featuring a large east-facing window that fills the space with morning light and a classic wood-burning fireplace with a timeless brick surround. The dedicated dining area is ready for everything from casual breakfasts to big family dinners and sits just off the kitchen, which includes stainless steel appliances, generous cabinet space, and direct access to your covered deck through sliding patio doors. Down the hall, two bedrooms share a full bathroom, while the primary bedroom offers its own private escape with a large ensuite bathroom complete with relaxing soaker tub. The basement is ready for movie nights, game days, or your next creative project, with a spacious rec room, cozy den, half bath, and laundry areaâ€”not to mention storage galore and potential for a 4th bedroom! Stay cool in the summer with central A/C or step outside to enjoy your beautifully landscaped yard featuring mature trees, a firepit, and a rebuilt deck with privacy screens, built-in bench seating, and a large awning. A double attached garage and full driveway ensure your vehicles stay protected and off the street. Woodbine is more than just a place to liveâ€”itâ€™s a community with something for



everyone. From the skate park and tennis/pickleball courts to endless paths through Fish Creek Park and access to the 138 km Rotary/Mattamy Greenway, adventure is always around the corner. Add in quick access to Stoney Trail, Costco, and the exciting Shops at Buffalo Run, and youâ€™ve got a lifestyle that balances the charm of an established neighbourhood with the perks of new development nearby.

Built in 1980

Essential Information

MLS® #	A2224718
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	228 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 Storage
Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Freezer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning, Brick Facing, Family Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard, Private Entrance
Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Garden
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 26th, 2025
Days on Market 18
Zoning R-CG

Listing Details

Listing Office RE/MAX First

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