



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 WOODGLEN Close, Calgary T2W 4N1**

MLS®#: **A2201124**      Area: **Woodbine**      Listing Date: **03/20/25**      List Price: **\$525,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **3,196 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Rectangular Lot**  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **924**  
 Low Sqft:  
 Ttl Sqft: **924**

DOM

**16**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split**  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Laminate Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 14`5"</b>	<b>Family Room</b>	<b>Lower</b>	<b>15`7" x 9`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>18`8" x 23`5"</b>	<b>Other</b>	<b>Basement</b>	<b>18`8" x 16`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`3" x 10`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 8`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`10" x 7`6"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`6" x 4`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`9" x 4`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8010456**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this charming 4-level split, nestled on a quiet street in the desirable community of Woodbine. The main floor features a bright living room with a cozy wood-burning fireplace, a dining area that extends off the spacious kitchen, and access to the low-maintenance backyard—an ideal space for entertaining with a fully "decked-out" backyard. Upstairs, you'll find a generous primary bedroom with a walk-in closet, a second bedroom, and a 4-piece bathroom. The lower level offers a large family room, a third bedroom, and a 3-piece bathroom, making it a great space for guests or a rec room. The basement provides ample storage, laundry, and potential for future development. A great opportunity in Woodbine—don't miss it!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







