

# \$519,900 - 22 Woodmont Way Sw, Calgary

MLS® #A2227615

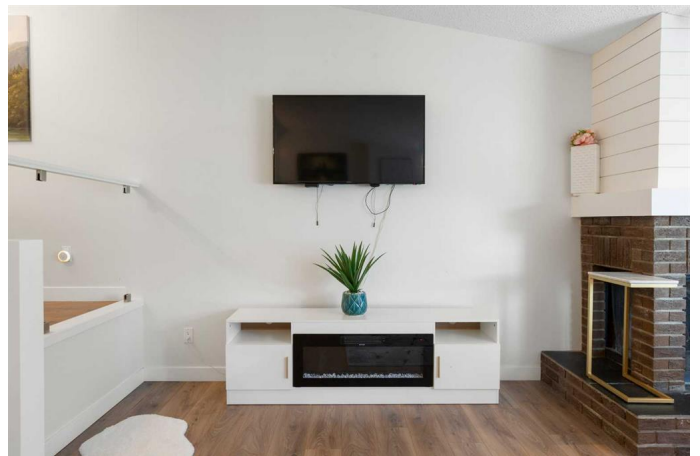
**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.09 Acres

Woodbine, Calgary, Alberta

Welcome to this beautifully renovated and meticulously maintained half duplex in the highly sought after community of Woodbine! Step inside and feel instantly welcomed by the carefully curated updates and stylish, comfortable finishes. The main floor features a bright, open-concept layout with a sun-filled living room anchored by a cozy wood-burning fireplace. Newer windows bring in an abundance of natural light, while upgraded laminate flooring, glass railings, and modern finishes create a warm, inviting space. At the heart of the home is a stunning, fully upgraded kitchen, complete with sleek cabinetry, floating shelves, stainless steel appliances, an island and striking lighting that makes this space perfect for cooking, entertaining, and gathering with family and friends. Upstairs, you'll find two generously sized bedrooms, along with two beautifully renovated bathrooms, including a stylish two-piece ensuite. The lower level offers incredible versatility with a one bedroom illegal basement suite featuring its own private entrance, an updated kitchen, spacious living room with large windows, a versatile flex room, and shared laundry. Outside, the massive lot offers a large backyard ideal for kids, pets, or summer entertaining. Enjoy a large shed, a covered porch and plenty of green space to play. Located close to schools, Fish Creek Park, playgrounds, Woodbine Square shopping area and offering quick access to the Ring Road, Buffalo Run Shopping and accessibility to transit, this home combines



comfort, style, and convenience in one amazing package. Don't miss your chance to own this exceptional property! Book your showing today!

Built in 1981

### Essential Information

MLS® #	A2227615
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,117
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	22 Woodmont Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5C4

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Convection Oven, Stove(s)
Heating	Forced Air, Natural Gas, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	14
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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