

\$768,000 - 37 Woodmark Place Sw, Calgary

MLS® #A2249408

\$768,000

3 Bedroom, 4.00 Bathroom, 2,132 sqft

Residential on 0.22 Acres

Woodbine, Calgary, Alberta

Welcome Home! Tucked away in a quiet cul-de-sac in one of Calgary's most established and sought-after neighborhoods, this beautifully maintained two-storey home offers over 2,900 sq. ft. of versatile living space – perfectly designed for growing families, professionals, and entertainers alike. From the moment you arrive, you'll feel the warmth and pride of ownership in every detail. Whether you're hosting holiday dinners or enjoying a quiet night by the fire, this home checks every box – and then some. Step into a welcoming foyer that opens seamlessly into the elegant living and dining rooms, both enhanced by soaring vaulted ceilings that create an airy, open atmosphere from the moment you enter. A highly functional kitchen, complete with a central island with seating, ideal for morning coffee, homework sessions, or casual gatherings. Overlooking the generous family room, this space offers the perfect blend of connection and comfort – featuring a cozy brick gas fireplace and custom built-in bookcases. A private den/office offers a quiet workspace for remote work or study, while a convenient powder room with laundry facilities keeps things practical and easy. Hardwood flooring flows throughout the main and upper levels, adding warmth and continuity. Upstairs, the spacious primary suite offers a peaceful retreat at the end of the day. The recently renovated spa-like ensuite boasts a large walk-in glass shower, a deep soaker tub, dual sinks, and a walk-in closet –



everything you need for comfort and convenience. Two more bedrooms and a full 3-piece bathroom round out the upper level. The lower level has been freshly painted and fitted with a brand new carpet. The large open space creates endless possibilities to create more living space, media, home gym and play room. There's also a versatile flex room "perfect as a craft room or second office. Ample storage space and a large utility room with built-in shelving keep everything organized and accessible. Step outside to your own massive backyard paradise. Truly a rare find, this home offers a pie shape lot of 9,397 sq. ft. Pretty much 40% larger than most average city lots. Thoughtfully landscaped and designed for both relaxation and play, the outdoor space includes; a large courtyard with patio pavers, a sunny deck with a private hot tub and in addition, plenty of grassy lawn space for kids, pets, or backyard soccer. Double-wide gated access from a paved back lane "perfect for RV storage or extra parking (a rare find in the city!) and 2 sheds. Whether you're soaking in the hot tub under the stars or enjoying dinner al fresco, this backyard is built for year-round enjoyment. The heated oversized double attached garage is ideal for Calgary winters and extra storage. Close to Schools, Local Shopping + Costco. BRT Bus system to downtown and Beautiful Fish Creek Park. 5 minutes from Glenmore Reservoir and Southland Leisure Centre. 20 minutes to Downtown Calgary!!

Built in 1989

Essential Information

MLS® #	A2249408
Price	\$768,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,132
Acres	0.22
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	37 Woodmark Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A2

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Freezer, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Courtyard, Fire Pit, Lighting
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Interior Lot, Landscaped, Lawn, Level, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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