



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 WOODBOROUGH Terrace, Calgary T2W 5B8**

MLS®#: **A2162322**

Area: **Woodbine**

Listing Date: **09/05/24**

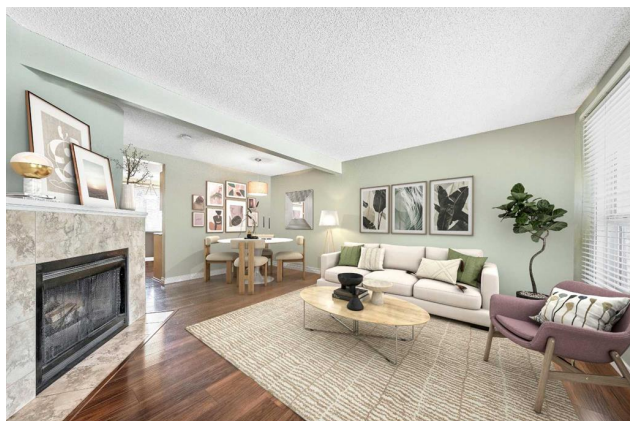
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,098**  
Low Sqft:  
Ttl Sqft: **1,098**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Private**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>3`9" x 4`3"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>10`4" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 8`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`9" x 11`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`0" x 4`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`7" x 14`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`4" x 12`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 9`4"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$443**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d44**

Legal Desc: **8211195**

Remarks

Pub Rmks: **Welcome to this charming, 3-bedroom, 1.5-bath, 2-storey townhome located in the quiet, family-oriented neighbourhood of Woodbine. The home features updated laminate flooring throughout the main floor. Upstairs, you'll find the three bedrooms, including the spacious primary bedroom that comfortably fits a king-sized bed, perfect for your relaxing retreat. The kitchen is outfitted with newer stainless steel appliances and modern granite countertops, making meal prep a breeze. Cozy up by the wood-burning fireplace in the living area, or enjoy the outdoors in your private, fenced backyard - ideal for pets and family gatherings. The unfinished basement offers ample storage space or can be transformed into a home gym or hobby room. One assigned parking stall is included for your convenience. Woodbine is a fantastic neighbourhood with plenty of nearby schools, parks, and amenities, along with excellent access to Stoney Trail for easy commuting or hop over to shops and services at Buffalo Run. Don't miss out on this beautiful family townhome! \*\*\*Please note, some photos have been virtually staged to show the potential of the home.\*\*\***

Inclusions:  
Property Listed By: **TV wall-mount above fireplace  
CIR Realty**

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



