



THE
A-TEAM

**RE/MAX
FIRST**

1004 WOODVIEW Crescent, Calgary T2W 2V1

MLS® #: **A2162928**

Area: **Woodlands**

Listing Date: **09/17/24**

List Price: **\$575,000**

Status: **Active**

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: **3,789 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,251**
Low Sqft:
Ttl Sqft: **1,251**

DOM

2
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Yard,Lawn,Gentle Sloping,Rectangular Lot,Treed,Zero Lot Line**
Park Feat: **Asphalt,Drive Through,Oversized,Parking Pad,RV Access/Parking,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`4" x 4`1"
Dining Room	Main	11`8" x 8`4"
Bedroom - Primary	Upper	15`2" x 10`0"
Bedroom	Upper	9`6" x 9`0"
Flex Space	Lower	6`7" x 5`8"
4pc Bathroom	Upper	
2pc Bathroom	Main	

Room	Level	Dimensions
Living Room	Main	16`0" x 11`6"
Kitchen With Eating Area	Main	14`7" x 10`2"
Bedroom	Upper	9`6" x 9`6"
Family Room	Lower	14`6" x 10`6"
Office	Lower	10`10" x 9`9"
3pc Bathroom	Lower	

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

8011518

Remarks

Pub Rmks: **Welcome to this BRIGHT and beautiful home located on one of the most CHARMING and QUIET streets in Calgary. WALKING DISTANCE to groceries and the many amenities of Woodbine Square, with nearby dog park, courts and playing fields, and only MINUTES to Fish Creek, you'll love the convenience and thrive in an active lifestyle. Driving up, you'll notice the ample parking space, facing sunny south for easy snow clearing, featuring a doublewide parking pad and a full RV pad, perfect for a rear garage driveway. Entering in, you're greeted by the stone fireplace and sunny living room, perfect for cozy nights by the fire, opening onto the dining area. Stepping through into the kitchen, you'll love the full size windows showing off the lush green yard and large deck. The kitchen features full size, solid wood cabinets and granite countertops. A handy powder room is tucked in near the back door, also updated with oak and granite. Upstairs, the full length doors really stand out. The primary is large enough for your king bed and boasts a walk-in closet. The main bath continues the trend of timeless updates. Two more bedrooms round out the upper, with plenty of leafy foliage to keep heat down in summer. The basement offers a large flex room, under stair storage, and an bedroom/office next to the 3 piece bathroom. To top it off, you'll love the friendly neighbours and small town vibe. Book your showing now!**

Inclusions:
Property Listed By:

**Shed
CIR Realty**

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







