



THE
A-TEAM

**RE/MAX
FIRST**

204 WOODBINE Boulevard, Calgary T2W 4K5

MLS®#: **A2168722**

Area: **Woodbine**

Listing Date: **10/03/24**

List Price: **\$759,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **5,198 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot

Alley Access,Boat,Double Garage Attached,Gated,Oversized,Parking Pad,RV Access/Parking,RV Gated,Side By Side

DOM

25

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 1)**
Style: **4 Level Split**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Mid Efficiency,Natural Gas**

Sewer:

Ext Feat: **Balcony,Fire Pit,Private Entrance,Private Yard,Storage**

Construction:

Composite Siding,Wood Frame,Wood Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked

Int Feat:

Kitchen Island,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Basement	17`2" x 14`6"
Kitchen	Basement	12`4" x 7`0"
Family Room	Second	21`9" x 12`0"
Eat in Kitchen	Second	13`5" x 12`8"
Bedroom	Third	10`6" x 10`7"
3pc Ensuite bath	Third	4`9" x 9`4"
2pc Bathroom	Second	

Room	Level	Dimensions
3pc Bathroom	Basement	6`1" x 7`7"
Bedroom	Basement	12`10" x 8`8"
Dining Room	Second	10`3" x 12`2"
Bedroom	Third	9`8" x 15`3"
Bedroom - Primary	Third	10`10" x 21`0"
4pc Bathroom	Third	8`5" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8010279

Remarks

Pub Rmks: **Welcome to this beautifully updated 4-bedroom home in Woodbine, offering 1801 sqft of developed living space on a generous 5200 sqft lot, featuring two balconies, a spacious backyard, RV parking, and a legal basement suite! Blending comfort, style, and functionality, this home invites you to start your day on the front balcony with glass railings or unwind in the west-facing backyard, complete with a concrete patio, fire pit, and private access from both floors—ideal for relaxation or entertaining. Inside, the bright, open layout includes 3.5 washrooms and modern updates throughout. The one-bedroom legal suite offers a separate washer and dryer, electric fireplace, private garage access, and is perfect for extended family or a mortgage helper. Recent renovations, including new flooring, lighting, plumbing, electrical, and an updated roof, enhance both beauty and practicality. Additional features include a double attached garage with a privacy wall, an oversized front driveway, and RV parking at the back. With modern updates and thoughtful design, this home is truly move-in ready. Located next to the beautiful Fish Creek Provincial Park, Woodbine offers the perfect balance of natural beauty and urban convenience, with tree-lined streets, excellent schools, and easy access to shopping and recreation in Calgary's desirable southwest.**

Inclusions: **Dishwasher (Suite), Electric Range (Suite), Refrigerator (Suite), Washer/Dryer(Suite)**
Property Listed By: **Real Broker**

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









