



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1016 WOODVIEW Crescent, Calgary T2W 2V1**

MLS®#: **A2173447**

Area: **Woodlands**

Listing **10/17/24**

List Price: **\$514,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 14-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **934**  
Low Sqft:  
Ttl Sqft: **934**

Lot Information

Lot Sz Ar: **3,562 sqft**  
Lot Shape:

DOM

**34**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Off Street**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 8`3"</b>
<b>Office</b>	<b>Lower</b>	<b>16`2" x 10`1"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`6" x 4`3"</b>
<b>Storage</b>	<b>Lower</b>	<b>10`4" x 4`2"</b>
<b>Storage</b>	<b>Lower</b>	<b>3`11" x 2`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`2" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`7" x 4`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`1" x 7`6"</b>
<b>Laundry</b>	<b>Lower</b>	<b>14`8" x 6`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>22`5" x 13`6"</b>

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-CG**

**8011518**

Remarks

Pub Rmks: **"BEST VALUE FOR A SINGLE FAMILY HOME IN S.W. CALGARY" Welcome to your new home in the family-friendly community of Woodlands, located just steps away from the breathtaking Fish Creek Park! This spacious and versatile 3-bedroom, 2-bathroom home is perfect for growing families or those seeking extra space. The main floor boasts a bright, open-concept living area, featuring a large living room, modern kitchen, and cozy eating nook—ideal for everyday living and entertaining. Upstairs, you'll find two generous, sun-filled bedrooms along with a 4-piece bathroom. The third level offers a charming flex room with a wood-burning fireplace, perfect for a home office or kids' playroom. There's also a third bedroom and a convenient 3-piece bathroom. The fourth level provides additional space for a home gym or recreational area, along with plenty of storage to keep everything organized. Plus, with a new furnace installed in 2019, you can enjoy year-round comfort and efficiency. Step outside to the large deck, perfect for summer barbecues, and a spacious yard ideal for play and relaxation. Best of all, your new home is only a short walk from Fish Creek Park, offering endless opportunities for outdoor adventures and nature walks. Conveniently located within walking distance to the local supermarket, pharmacy and one of Calgary's best bakery cafes, as well as being located close to public transit access. This home truly has everything your family needs in a warm, welcoming community—don't miss out on this exceptional opportunity!**

Inclusions:  
 Property Listed By: **N/A  
 Real Estate Professionals Inc.**

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







