



THE
A-TEAM

**RE/MAX
FIRST**

1016 WOODVIEW Crescent, Calgary T2W 2V1

MLS®#: **A2173447** Area: **Woodlands** Listing **10/17/24** List Price: **\$519,800**
 Status: **Active** County: **Calgary** Change: **-\$10k, 27-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **934**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,562 sqft** Ttl Sqft: **934**
 Lot Shape:

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Storage** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 14`6"	Dining Room	Main	10`4" x 10`3"
Kitchen	Main	10`1" x 8`11"	Bedroom - Primary	Second	12`2" x 10`6"
Bedroom	Second	12`2" x 8`3"	4pc Bathroom	Second	8`7" x 4`11"
Office	Lower	16`2" x 10`1"	Bedroom	Lower	9`1" x 7`6"
3pc Bathroom	Lower	8`6" x 4`3"	Laundry	Lower	14`8" x 6`10"
Storage	Lower	10`4" x 4`2"	Game Room	Lower	22`5" x 13`6"
Storage	Lower	3`11" x 2`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8011518

Remarks

Pub Rmks: **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







