



THE
A-TEAM

**RE/MAX
FIRST**

280 WOODBINE Boulevard, Calgary T2W 4K7

MLS®#: **A2174360**

Area: **Woodbine**

Listing Date: **10/23/24**

List Price: **\$690,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,413**
Low Sqft:
Ttl Sqft: **1,413**

Lot Information

Lot Sz Ar: **4,833 sqft**
Lot Shape:

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Gazebo,Low Maintenance Landscape**
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Refrigerator,Water Softener**
Int Feat: **Central Vacuum,High Ceilings,Laminate Counters,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`11" x 5`2"
Bedroom	Main	12`5" x 11`9"
Dining Room	Main	12`2" x 8`8"
Kitchen	Main	17`4" x 9`9"
Bedroom - Primary	Main	12`6" x 12`4"
Bedroom	Basement	12`8" x 9`6"
Den	Basement	9`4" x 9`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`3" x 5`0"
Bedroom	Main	10`1" x 9`1"
Bonus Room	Main	15`8" x 12`2"
Living Room	Main	12`2" x 14`11"
3pc Bathroom	Basement	9`4" x 3`11"
Bedroom	Basement	11`3" x 13`11"
Laundry	Basement	12`9" x 13`2"

Family Room

Basement

14`11" x 25`9"

Furnace/Utility Room
Legal/Tax/Financial

Basement

9`4" x 4`2"

Title:
Fee Simple
Legal Desc:

8010279

Zoning:
R-CG

Remarks

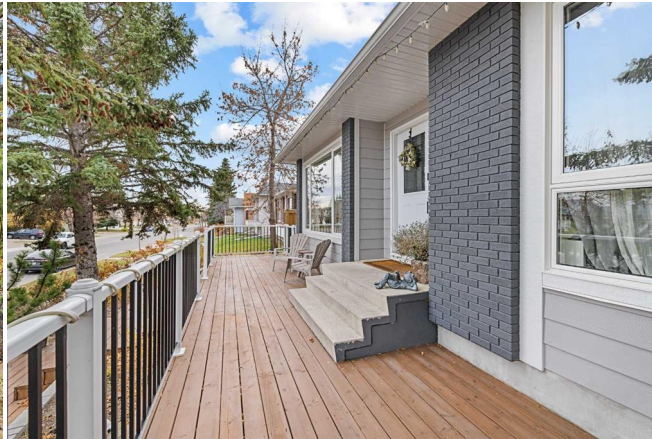
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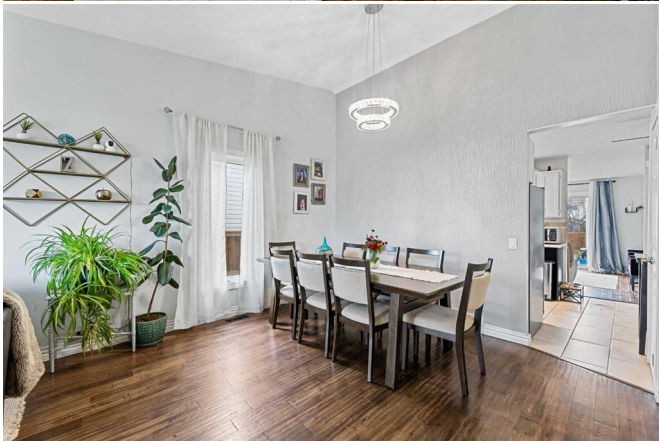
Welcome to this detached Bungalow located in one of the best communities in Calgary, Woodbine! Nestled beneath the gentle embrace of trees, this charming home boasts a welcoming front porch that invites you to unwind, perfect for sipping morning coffee or enjoying evening conversations. As you step inside you are greeted by an airy living room with a high ceiling and oversized windows perfect for family gatherings. The home provides 3 great size bedrooms on the main floor. On the main floor, you will also find a versatile bonus room that adds an extra touch of charm and functionality to the home. Complete with a cozy wooden fireplace. The backyard is a true outdoor haven, featuring a large deck with plenty of room for outdoor furniture and a barbecue setup. Adjacent to the deck there is a double-car garage, while dedicated RV parking provides an easy solution for storing your recreational vehicle. The side of the house also boasts a lovely garden creating a serene escape for gardening. A 3-year-old roof has been added to the home with newer siding and a newer front porch redesign with a new fence! In the basement, you will find a third living space with an extra two bedrooms for family or guests. Each bedroom is well Lit and designed for relaxation The storage space is a standout feature, ensuring you have plenty of room to keep your belongings organized Additionally, the home is equipped with a water softener. This home has it all! Call your favourite realtor for your appointment booking!

Inclusions:
Property Listed By:

Gazebo, BBQ
eXp Realty

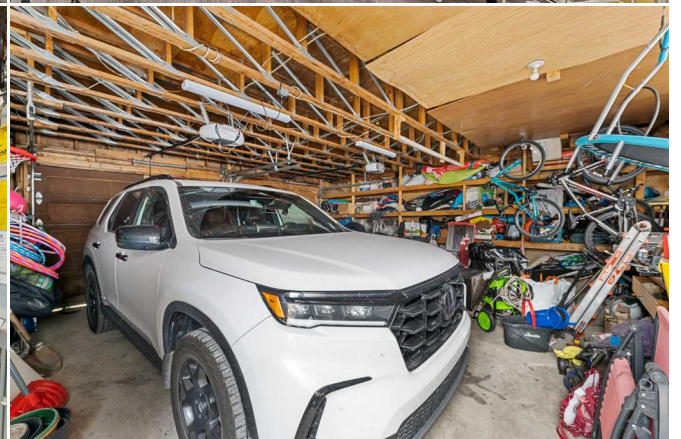
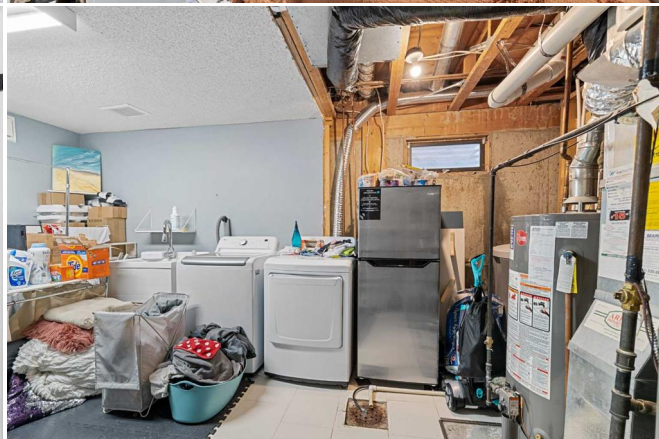
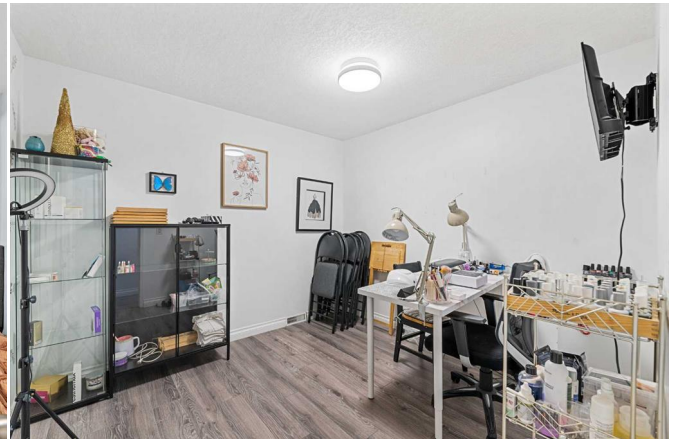
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













280 Woodbine Blvd SW, Calgary, AB

Main Floor Exterior Area 1413.25 sq ft



0 4 8

PREPARED: 2024/10/23



While square feet are excluded from total floor area in EXTERIOR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

280 Woodbine Blvd SW, Calgary, AB

Basement (Below Grade) Exterior Area 1299.55 sq ft



0 4 8

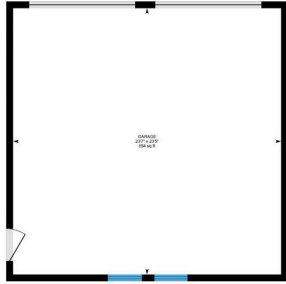
PREPARED: 2024/10/23



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280 Woodbine Blvd SW, Calgary, AB

Detached Garage Excluded Area 629.72 sq ft



0 2 4 ft

PREPARED: 20041001



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