



THE
A-TEAM

**RE/MAX
FIRST**

468 WOODBINE Boulevard #2, Calgary T2W 5H7

MLS® #: **A2178886**

Area: **Woodbine**

Listing Date: **11/14/24**

List Price: **\$489,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1992**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,493**
Low Sqft:
Ttl Sqft: **1,493**

DOM

6

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Garden**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	8`7" x 9`8"
Kitchen	Main	7`9" x 9`3"
Bedroom	Second	12`9" x 11`5"
Bonus Room	Basement	14`0" x 18`7"
2pc Bathroom	Main	4`9" x 5`5"
4pc Ensuite bath	Second	4`11" x 7`10"

Room	Level	Dimensions
Dining Room	Main	8`4" x 10`7"
Bedroom - Primary	Second	14`3" x 12`0"
Bedroom	Second	10`11" x 13`10"
Bedroom	Basement	9`6" x 11`4"
4pc Bathroom	Second	7`3" x 5`0"
Den	Basement	10`5" x 10`6"

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9210121**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, NOVEMBER 16TH @ 12:00 PM TO 3:30 PM Discover this charming townhouse in the well-established community of Woodbine SW. This end unit home face west accented with large windows that flood the house with lots of natural light. Enjoy an exceptional indoor / outdoor life in a home whose every detail reflects a cozy home atmosphere. Simplicity and is enhanced by a balance of function, space and light, wide open rooms, hardwood floors and soaring high ceilings in the living room. Further, this home fully developed, offers over 2100 Square feet of developed living space: Main floor features, huge living room with beautiful kitchen and dining room is spacious for your family entertaining needs. The second-floor features three spacious bedrooms, open hall way, and the primary bedroom walk-in closet and En-Suite bathroom. Further, the basement features a bedroom, a huge entertainment family room, and a flex room. Whether you are looking for a start home, investment opportunity or a place to call home, this townhouse embodies the perfect blend of style, comfort, and convivent. Don't miss out this beautiful modern living at its finest, come check it out.**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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







