



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 WOODACRES Crescent #15, Calgary T2W 4V6**

MLS® #: **A2182687**

Area: **Woodbine**

Listing Date: **12/07/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,273**

Low Sqft:

Ttl Sqft: **1,273**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**14**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **5 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Few Trees,Low Maintenance Landscape,Views  
Driveway,Single Garage Attached**

Utilities and Features

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

Construction: **Brick,Composite Siding,Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Chandelier,Crown Molding,Kitchen Island,Primary Downstairs,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 12`6"</b>
<b>Living Room</b>	<b>Upper</b>	<b>19`4" x 11`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`6" x 5`2"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`5" x 8`4"</b>
<b>5pc Bathroom</b>	<b>Third</b>	<b>7`2" x 5`0"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>5`2" x 4`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 7`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`8" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>17`0" x 13`6"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`11" x 8`7"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>8`3" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$683**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

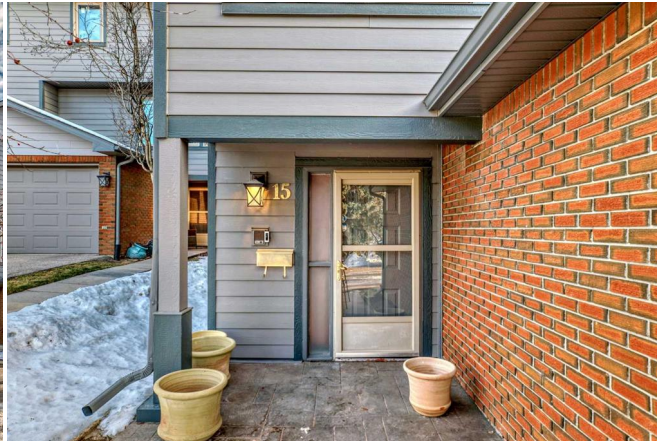
Legal Desc: **8310014**

Remarks

Pub Rmks: **Nature at your doorstep! Extensively Renovated End Unit Townhome Facing onto a quiet Greenspace, Just Steps away From Fish Creek Park. With a Total of 1611 square feet of developed living space and single attached garage this home has plenty to offer! Recently updated windows, Hardie Board/Brick exterior with newly installed Red Oak Hardwood floors throughout will set this home apart from the rest! The New kitchen is a chef's dream with plenty of counter space and storage along with custom Dekton counter tops and 2 colour matched fridge/freezers. The stunning custom crown molding throughout the home will truly impress. Don't miss your opportunity to own this extensively renovated home in one of the nicest communities in Calgary. Book your showing today!!**

Inclusions: **Security safe**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







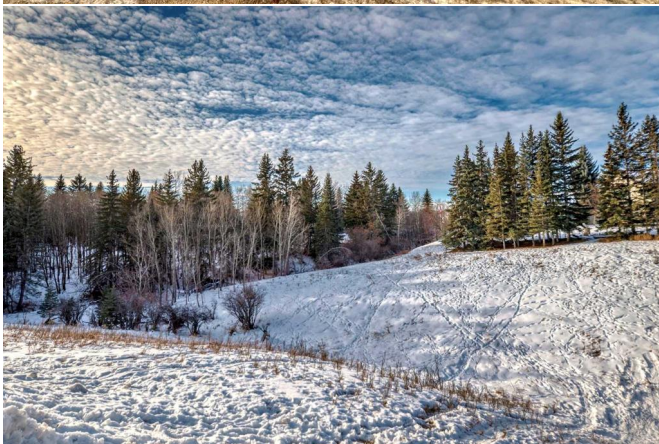












64 Woodacres Cres SW, #15, 10.03.2024  
 Main 239.85 sq./ft./220.64 m2  
 Upper 281.81 sq./ft./26.18 m2  
 Third 342.25 sq./ft./31.80 m2  
 Fourth 316.25 sq./ft./29.22 m2  
 RPK Area 1,273.86 sq./ft./116.54 m2  
 \*Lower/Basement 337.19 sq./ft./31.32 m2  
 Total 1,611.05 sq./ft./149.66 m2

