



THE
A-TEAM

**RE/MAX
FIRST**

126 WOODBOROUGH Terrace, Calgary T2W 5B5

MLS® #: **A2187898**

Area: **Woodbine**

Listing Date: **01/17/25**

List Price: **\$389,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,094**
Low Sqft:
Ttl Sqft: **1,094**

DOM

4
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Assigned,Plug-In,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`2" x 8`10"	Dining Room	Main	7`11" x 6`11"
Foyer	Main	7`0" x 5`11"	Living Room	Main	12`3" x 11`10"
Mud Room	Main	6`3" x 5`5"	Other	Main	16`7" x 9`0"
Covered Porch	Main	7`0" x 3`4"	Bedroom - Primary	Upper	14`7" x 11`0"
Bedroom	Upper	14`4" x 8`4"	Bedroom	Upper	8`9" x 8`7"

2pc Bathroom

Main

5`10" x 4`4"

4pc Bathroom
Legal/Tax/Financial

Upper

7`7" x 4`11"

Condo Fee:
\$455

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8211195**

Remarks

Pub Rmks: **Welcome to this excellent starter home, perfectly positioned in a quiet + desirable complex. This corner unit offers a fantastic layout filled with natural light + features a private backyard that sides onto a serene green space. Inside, the main floor showcases brand-new vinyl flooring, freshly painted walls + updated baseboards, creating a polished + modern feel. The kitchen is thoughtfully updated with a newer pantry, microwave + dishwasher, combining style + functionality. Upstairs, you'll find three generously sized bedrooms, all are bright + airy, with newer carpet + updated lighting that enhance the space. The upstairs bathroom also features durable new vinyl flooring + newer fixtures, ensuring a fresh + updated look. The unfinished basement provides endless possibilities, whether you need extra storage or are dreaming of future development. This home also includes a convenient assigned parking space, adding to its practicality + ease. With its quiet location, modern updates + plenty of room to grow, this home is the perfect blend of comfort + potential.**

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

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







