



THE
A-TEAM

**RE/MAX
FIRST**

140 WOODMONT Terrace, Calgary T2W 4Z4

MLS®#: **A2191750**

Area: **Woodbine**

Listing Date: **02/23/25**

List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,139**
Low Sqft:
Ttl Sqft: **1,139**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas,None**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`2" x 10`1"
Living Room	Main	13`9" x 12`10"
Laundry	Basement	13`6" x 7`0"
Bedroom - Primary	Upper	11`4" x 10`8"
Bedroom	Upper	9`6" x 8`5"
2pc Bathroom	Main	5`8" x 4`7"
5pc Bathroom	Upper	8`2" x 7`9"

Room	Level	Dimensions
Dining Room	Main	11`2" x 7`3"
Game Room	Basement	25`5" x 13`5"
Mud Room	Main	5`8" x 4`7"
Bedroom	Upper	9`9" x 8`6"
Walk-In Closet	Upper	8`6" x 5`8"
3pc Bathroom	Basement	10`4" x 3`11"

Condo Fee:
\$418

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8111637**

Remarks

Pub Rmks: **Welcome to your new home! This immaculate 3BR, 2.5 bath, 2-storey townhouse nestled in the tranquil Woodmont Terrace community offers a spacious 1652 sq ft of developed living space, assigned parking stall, and a charming rear private patio. With great curb appeal and low-maintenance landscaping, you'll feel right at home. Step inside to find a bright, open-concept layout that creates a warm and inviting atmosphere. Natural light pours in through updated windows, enhancing the spacious feel. The modernized kitchen, the heart of the home, boasts white cabinetry with extra storage and a convenient breakfast bar with granite countertops. A convenient 2-piece bathroom is located near the door to the back patio. As you head upstairs, you'll find the peaceful primary bedroom with huge walk in closet and small office nook too. The additional 2 bedrooms are generously sized, and the stylish 4-piece bathroom complete the upper level. The full basement offers two spacious areas that provide endless possibilities for leisure and entertainment—whether you envision a home theatre, game room, or even a gym, included also in the lower is the laundry/furnace room, and another convenient bathroom. You will enjoy your private fenced patio that's perfect for sipping morning coffee, hosting BBQs, or enjoying warm summer evenings under the stars. This condo is conveniently located near schools, parks, playgrounds, and sports facilities. Fish Creek Provincial Park is just a stone's throw away, offering hiking trails, scenic picnic spots, and beautiful nature for outdoor enthusiasts. The Woodcreek Community Association hosts exciting events throughout the year too. With easy access to Anderson Road, Stoney Trail, and Tsuut'ina/Buffalo Run, plus plenty of amenities nearby, this townhouse is the perfect place to call home. Book your viewing today!**

Inclusions: **NA**
Property Listed By: **RE/MAX First**

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











