

\$430,000 - 123 Woodsman Lane Sw, Calgary

MLS® #A2264163

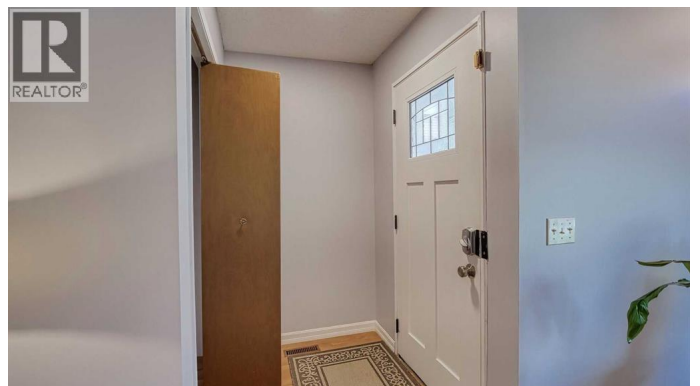
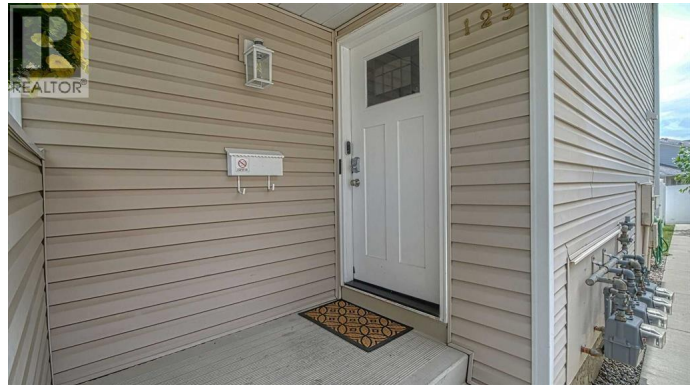
\$430,000

2 Bedroom, 2.00 Bathroom, 1,102 sqft

Single Family on 0.00 Acres

Woodbine, Calgary, Alberta

Welcome to the beautiful community of Woodbine! This stunning 2-bedroom plus loft end-unit townhouse has been completely renovated from top to bottom – truly move-in ready. Step inside through a brand-new front door into a bright, modern interior featuring a custom front closet, new paint throughout, and new windows with custom blinds (including Argon gas inserts in the south-facing patio doors and primary bedroom windows for improved energy efficiency, plus blackout blinds for restful nights). The chef-inspired kitchen boasts new cabinets, quartz countertops, Spanish tile backsplash, Blanco sink and faucet, and a custom pantry. Smart storage solutions include a ShelfGenie pull-out drawer system in the lower cupboards and a pull-out drawer under the sink in the main-floor powder room. Top-quality appliances include a new gas range and oven, fridge, dishwasher, and a reverse osmosis water filtration system. The main floor features beautiful German-engineered hardwood, while the staircase and upper level are finished with durable luxury vinyl plank flooring. You'll also find a new custom built closet and ceiling fan in the primary bedroom and upper landing, along with upgraded lighting throughout the home. This is a smart home, equipped with a Nest Doorbell, AirThings monitor, and a remote thermostat for modern comfort and convenience. Downstairs, enjoy the cozy finished basement featuring an oak bar with overhead wine rack, new bar faucet, and a



welcoming recreation room perfect for movie nights or entertaining friends. Major system upgrades include a new high-efficiency furnace, tankless water heater, air conditioner, water softener, and radon mitigation system â€” all with transferable warranties for peace of mind. Step outside to your new Fiberon deck and maintenance-free fenced backyard, perfect for summer evenings and weekend relaxation. This turnkey property is ready for you to move in and enjoy. Donâ€™t wait â€” the seller is motivated, and all reasonable offers will be considered! Contact your favourite realtor today to book a viewing â€” this one wonâ€™t last long! (id:6289)

Built in 1981

Essential Information

Listing #	A2264163
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,102
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	123 Woodsman Lane Sw
Subdivision	Woodbine
City	Calgary
Province	Alberta
Postal Code	T2W4Z5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, PVC window, Closet Organizers, Gas BBQ Hookup,

	Parking
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Water purifier, Gas stove(s), Dishwasher, Dryer, Window Coverings, Water Heater - Tankless
Heating	Natural gas
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Mission Real Estate
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