

131 woodsman Lane SW
Calgary, Alberta

MLS # A2235135



\$380,000

Division:	Woodbine		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,097 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: two (2) portable aircon, reverse osmosis drinking water filter

Welcome to the beautiful community of Woodbine. This end unit townhouse has three (3) bedrooms on the second floor with 4 pc bathroom. The main floor has the living area with large windows that allow ample natural light which dramatically transform a space by making the living area feel larger and more inviting. The cozy dining/kitchen area has a sliding door bringing you to the fenced backyard. Meanwhile, the basement has a spare bedroom with its own 4 pc bathroom as well. Parking stall #40 is just right beside the unit. If needed, additional parking stalls are available for rent. Close to shopping, school, park, basketball/ pickleball areas. All appliances replaced in 2014- fridge, electric stove, dishwasher, washer, and dryer. Windows (with triple pane windows) and patio sliding door were replaced in 2023. One bedroom window replaced in 2014.