

\$410,000 - 311 Woodvale Crescent Sw, Calgary

MLS® #A2090950

\$410,000

2 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.06 Acres

Woodlands, Calgary, Alberta

END UNIT TOWNHOUSE with NO CONDO FEES! SINGLE ATTACHED GARAGE w/direct access to house! Extra long driveway for two vehicles AND extra parking in the side lane.

The abundance of natural light that floods the home only adds to its charm. Open kitchen with pantry and BBQ deck at the front. Large living room with patio doors to deck. Brand new modern drop in bathroom sinks with push pop drains assembly and facets along with reglazed bathtub with warranty. Shingles replaced in September 2018 with Owens Corning Shingles complete with drip edges, ice & water, underlayment paper and upgraded duraflo PROTurbo Airflow roof vents, goosenecks, etc. Deck in 2020. Fences in 2016 and 2020. New Rheem hot water tank was installed October 2012. The ATTACHED GARAGE is 20'9" deep, insulated and drywalled complete with electric garage door/remote control and water spigot with hose/reel. You will love it during the cold snowy winter months! Located on a quiet crescent with SUNNY SOUTH facing FENCED backyard with two gates, deck and stairs to LARGE yard. The convenient location is unbeatable, steps to shopping (Safeway/Starbucks/Shoppers/Post Office/Tim Hortons/Pub/Patisserie du Soleil Bakery Cafe in Woodbine square), transit and Fish Creek Park. Half a block to the new Max Yellow BRT (Bus Rapid Transit) to whisk you downtown. Close to the brand new Costco and Shopping area connecting to the ring road for quick



access to anywhere in the city and Mountains.
Walk-up door from basement to backyard.
Upper loft could be converted to 3rd bedroom.
Welcome to your new home in Wonderful
Woodlands. NO MONTHLY CONDO FEES
HERE AND YOU OWN THE LAND. Think of it
like a Semi-Detached (Half Duplex) type
property. You don't find many end unit
townhouses with no condo fees, don't let this
one get away. Best Buy! Call your favorite
realtor today!

Built in 1978

Essential Information

MLS® #	A2090950
Price	\$410,000
Sold Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,179
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split, Side by Side
Status	Sold

Community Information

Address	311 Woodvale Crescent Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3L3

Amenities

Parking Spaces	3
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Parking	Garage Door Opener, Insulated, See Remarks, Single Garage Attached
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 23rd, 2023
Days on Market	22
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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