

\$550,000 - 207 Woodbine Boulevard Sw, Calgary

MLS® #A2118799

\$550,000

3 Bedroom, 3.00 Bathroom, 1,587 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

Nestled in the heart of family-friendly Woodbine, and backing on to a green space, this charming home offers a blend of comfort and convenience. With 4 bedrooms, 3 bathrooms, and 1816 sq ft of living space, this thoughtfully planned home packs a punch in functionality and charm.

Step into the welcoming tiled entryway, where you are greeted by the soaring vaulted ceiling of the great room and dining room. Imagine starting your day in the quaint breakfast nook, savouring your morning coffee while soaking in views of the garden and nearby park. The kitchen, with new stove, hood fan and dishwasher (2022), boasts ample storage space and a delightful view of the backyard, making meal preparation a pleasure. Unwind in the inviting family room, where a full height wood burning brick fireplace with built-in book shelves serves as the focal point, providing a cozy spot for gatherings or quiet evenings at home. New durable vinyl plank flooring throughout the main floor is great for pets and kids.

Upstairs, the primary bedroom offers a peaceful sanctuary with its cozy corner window, ample closet space, and ensuite washroom, providing a private retreat at the end of the day. Two additional bedrooms and a full washroom are perfect for family members, guests or a home office. The upper level has been newly carpeted throughout. Venture downstairs to the partially finished lower level, where a fourth bedroom awaits,



offering versatility as a home gym or hobby room. The unfinished basement presents an opportunity for customization, allowing you to tailor the space to suit your unique needs and preferences. New furnace and new air conditioner installed in 2021.

Outside, a charming front garden welcomes you with its array of mature perennials, while the enclosed backyard offers a peaceful retreat with garden beds and a storage shed.

A spacious deck off the kitchen provides the perfect setting for outdoor entertaining or simply relaxing in the fresh air. Beyond the backyard gate lies a playground and grassy field, inviting children to play and explore to their heart's content. For outdoor enthusiasts, an enclosed RV pad provides a convenient spot to park recreational vehicles or boats, ensuring ease of adventure.

An ideal location close to great schools and a variety of shops and services including Costco, Buffalo Run shopping centre and Woodbine Square. Nearby Fish Creek Park has a vast network of trails, bike paths and picnic facilities. Easy access to the new ring road and the mountain parks beyond.

This inviting home offers all the essentials for family living. Don't miss this opportunity to make it your own!

Built in 1988

Essential Information

MLS® #	A2118799
Price	\$550,000
Sold Price	\$652,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,587
Acres	0.11

Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	207 Woodbine Boulevard Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5Z9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, RV Gated, Side By Side

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar, Wood Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas Starter, Living Room, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, RV Hookup, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 8th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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