

\$699,900 - 261 Woodbine Boulevard Sw, Calgary

MLS® #A2154437

\$699,900

3 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.10 Acres

Woodbine, Calgary, Alberta

Welcome to 261 Woodbine Blvd, a charming home that is ready to make new memories for your family! Nestled in the desirable Woodbine neighbourhood, this property is just minutes from Fish Creek Park-perfect for nature walks, biking, or dog strolls. The location offers exceptional convenience, with Costco and other amenities in Buffalo Run being a quick drive away and Shopper's Drug Mart and Safeway being a 1km walk! From your door, Stoney Trail access is a 3-4 minute drive and Macleod Trail less than 10 minutes. Families will appreciate the proximity to Woodbine School and St. Jude School, making school pick-up and drop-off a breeze. There's also plenty of greenspace nearby for playing soccer, tossing a frisbee, or spending time climbing at the playground. Step inside to experience the grandeur of the vaulted entryway and enjoy the abundance of natural light flooding the space. The home features fresh flooring throughout, including brand new carpet upstairs. Most of the interior has been freshly painted, ensuring a move-in ready experience with minimal effort. The kitchen has been beautifully updated with painted oak cabinets, neutral off-white countertops, and a trendy backsplash. Modern lighting adds a polished touch to this warm space that is ready for the creation of delicious home cooked meals.

The living room off the kitchen, features a cozy fireplace—ideal for movie nights or relaxing evenings. The front living room provides a



flexible space that could serve as an additional TV room, a conversation area, or a main floor office! Convenience is key with the main-floor laundry, featuring built-in shelving and a hanging unit to keep everything organized and ensure that laundry doesn't pile up. Upstairs, you'll find a generously sized primary bedroom that will easily house a king-sized bed and additional furnishings. Not to mention the spacious ensuite, with an incredible east-facing window that fills the space with natural light. The backyard is a highlight of this home, with plenty of room for children to play, a deck for entertaining, and raised garden beds ready for your green thumb. There's also a back pad perfect for parking a camper or an extra vehicle. This home has been lovingly maintained and is ready for a new family to create lasting memories. Don't miss your chance to make this wonderful property your own! See property video and virtual tour for your enjoyment.

Built in 1989

Essential Information

MLS® #	A2154437
Price	\$699,900
Sold Price	\$690,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,840
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	261 Woodbine Boulevard Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5Z9

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Garden
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 27th, 2024
Days on Market	26
Zoning	R-C1
HOA Fees	0.00

Listing Details

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