

\$389,000 - 106 Woodborough Terrace Sw, Calgary

MLS® #A2162252

\$389,000

3 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

Welcome to Woodbine! This gorgeous 3 Bedroom, 1.5 Bath two-Storey Townhome is located in the quiet complex of Woodborough Terrace, one of the Calgary's most sought-after neighbourhoods. Thoughtfully updated with \$40,000 of recent upgrades (2023), such as a redesigned MODERN KITCHEN with CEILING HEIGHT CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, NEW LIGHTING, ENGINEERED HARDWOOD & TILED FLOOR. Both bathrooms have been renovated with NEW CABINETS, COUNTERTOPS & FAUCETS, NEW BATHTUB WITH TILES TO CEILING and all window blinds. The open-concept floor plan with West-Facing front entrance and large window allows in ample natural sunlight, exuding warmth and sophistication. The living room with wood burning fireplace seamlessly connects to the dining room, creating an inviting atmosphere for gathering, whether for a meal or for everyday living. You will enjoy cooking in the modern and sleek kitchen, with new extra tall cabinets offering ample storage, quartz countertops and stainless steel appliances. The 2-piece bath is conveniently right by the door leading to the back yard, the place for your summer activities. On the upper level, you will find a spacious primary bedroom with a large closet. There are 2 additional bedrooms providing versatility, whether it be for family, guests, a home office,



or hobby space. Completing this upper level, you will discover the new, 4-piece bathroom with new tub, tiles to ceiling, cabinet, countertop & faucet. The basement is unspoiled and awaiting your finishing touches along with a ton of storage space. High efficiency furnace was replaced in 2012, and all windows were replaced in 2011. The assigned parking is just a few steps from the entrance.

Well maintained building with plenty of visitor parking. This beautiful home is IDEALLY located a few steps away from a bus stop, moments away from Schools, Playground, Fish Creek Park, Shops, and Restaurants. Easy Access to Anderson Rd, Stoney Trail, Tsuutâ€™ina/Buffalo Run, Costco plus many AMENITIES. Call today to book your viewing!!

Built in 1980

Essential Information

MLS® #	A2162252
Price	\$389,000
Sold Price	\$388,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,087
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	106 Woodborough Terrace Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5B5

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 25th, 2024
Days on Market	21
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX Realty Professionals

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