

# \$534,900 - 1004 Woodview Crescent Sw, Calgary

MLS® #A2162928

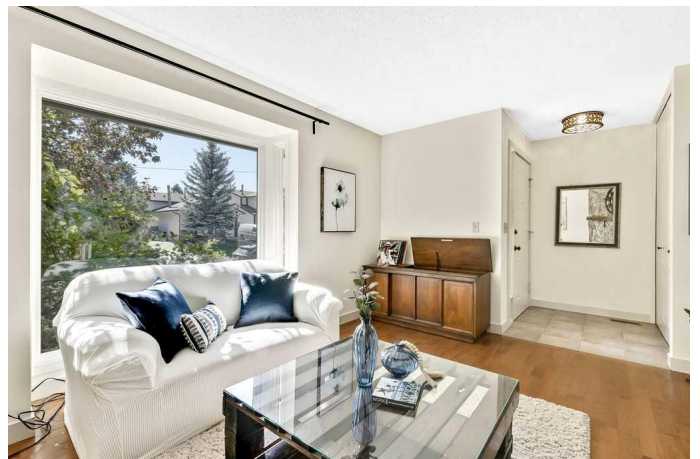
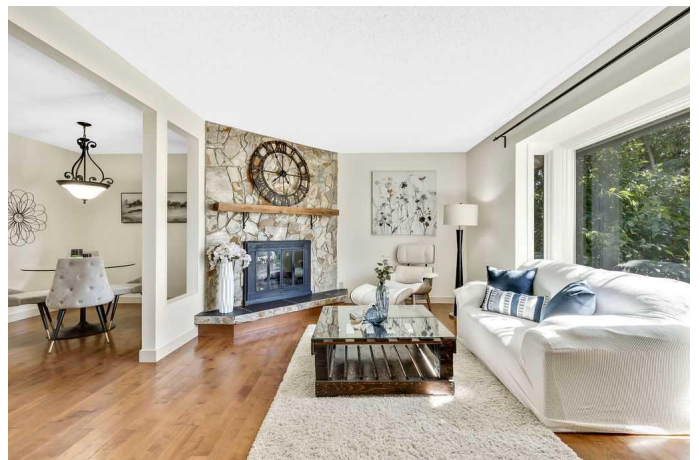
**\$534,900**

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.09 Acres

Woodlands, Calgary, Alberta

PRICE DECREASE -- BEST VALUE IN SOUTH CALGARY! OPEN HOUSE OCT 12, 11 am - 1 pm. Welcome to this BRIGHT and CHARMING home in the heart of Woodlands. WALKING DISTANCE to groceries and the many amenities of Woodbine Square, with nearby dog parks, courts, fields and bike paths, only MINUTES to Fish Creek, youâ€™ll love how easy it is to stay active. You won't believe how QUIET it is on this interior street. Driving up, youâ€™ll notice the ample parking space, south facing for easier snow clearing, featuring a doublewide parking pad and a full RV pad. Entering in, youâ€™re greeted by the stone fireplace and sunny living room, perfect for cozy nights by the fire, opening onto the dining area. Stepping through into the kitchen, youâ€™ll love the full size windows showing off the lush green yard and large deck. The kitchen features full size, solid wood cabinets and granite countertops. A handy powder room is tucked in near the back door, also updated with oak and granite. Upstairs, the full length doors really stand out. The primary is large enough for your king bed and boasts a walk-in closet. The main bath continues the trend of timeless updates. Two more bedrooms round out the upper, with plenty of leafy foliage to keep heat down in summer. The basement offers a large flex room, under stair storage, and an bedroom/office next to the 3 piece bathroom. To top it off, youâ€™ll love the friendly neighbours and small town vibe. Book your showing now!



Built in 1980

## Essential Information

MLS® #	A2162928
Price	\$534,900
Sold Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,251
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	1004 Woodview Crescent Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2V1

## Amenities

Parking Spaces	3
Parking	Asphalt, Drive Through, Oversized, Parking Pad, RV Access/Parking, Tandem

## Interior

Interior Features	Granite Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Rectangular Lot, Treed, Gentle Sloping, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2024
Date Sold	October 26th, 2024
Days on Market	39
Zoning	R-C1N
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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