

# \$449,900 - 163 Woodvale Bay Sw, Calgary

MLS® #A2166503

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.07 Acres

Woodlands, Calgary, Alberta

**\*\*OPEN HOUSE: Saturday, September 21 from 12:00 to 2:00pm\*\*** Nestled in the tranquil neighborhood of Woodlands, this remarkable 3 bedroom, 5 level split corner townhome boasts no condo fees and is a perfect blend of style, space and functionality. Sitting on a premium pie-shaped walkout lot, this property showcases unparalleled outdoor living potential while being close to schools, shopping and a short 10 minute walk to Fish Creek Park. Step inside to discover a spacious, sunlit interior with high ceilings and an open-concept layout, ideal for modern living. The main living area features large windows that flood the space with natural light, while the lower-level walkout leads to a beautifully landscaped backyard, perfect for hosting or simply enjoying nature. This home offers three generously sized bedrooms, each with ample closet space. The Primary bedroom is secluded on its own level, while the five-level design ensures privacy and separation between living spaces - great for families or those who love to entertain. Additional highlights include a bright kitchen with a private balcony and a large living room. The unique layout provides an airy, open feel while still maintaining defined spaces for relaxation and gatherings. Outside, the pie-shaped lot widens toward the back, offering a large private outdoor area, ideal for gardening, barbecues or simply enjoying the serene oasis. With a perfect balance of design and comfort, this 5 level split, walkout



townhome is truly one-of-a-kind. Visit us this weekend and don't miss the chance to call it home. Oh and we need to remind you again - easy budgeting on this one with NO CONDO FEES!

Built in 1978

### Essential Information

MLS® #	A2166503
Price	\$449,900
Sold Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,326
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

### Community Information

Address	163 Woodvale Bay Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3P8

### Amenities

Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	High Ceilings, Laminate Counters, Storage
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2024
Date Sold	October 3rd, 2024
Days on Market	14
Zoning	M-CG d44
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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