

# \$399,990 - 167 Woodborough Terrace Sw, Calgary

MLS® #A2166955

**\$399,990**

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

Welcome to this beautifully updated two-story END-UNIT corner lot townhouse offering over 1,100 sq. ft. of above-grade space, including 3 bedrooms and 1.5 bathrooms, with a large side window next to the stairs to the 2nd floorâ€”perfect for natural light. Situated in the desirable community of Woodbineâ€”near schools, shopping (including Costco), Fish Creek Park, Woodbine Park, and has easy access to Tsuut'ina Trailâ€”this house is one of best units in the condominium complex with its unique landscape and extra side window. Its corner location is surrounded by mature trees, offering both privacy and tranquillity.

Upon entry, you are welcomed by a spacious living and dining area featuring hardwood floors and a cozy wood-burning fireplace. The kitchen offers ample cupboard space, quartz countertops, and a casual dining nook. Step out from the kitchen to your private, south-facing, and low-maintenance backyard oasisâ€”ideal for BBQs and relaxation.

Upstairs, the large primary bedroom boasts generous closet space, accompanied by an updated four-piece bathroom and two additional bedrooms. A spacious, fully finished basement is ideal for a family/recreation room, and a combined laundry/utility room.

This property comes with one assigned parking stall, with the option to rent a second for an affordable price of approximately \$30



per month. Bonus: both parking stalls are located right next to the house!

Included with the condo fee are: water, sewer, maintenance, insurance, parking, funds, etc.  
Pets are allowed with board approval.

Built in 1980

### **Essential Information**

MLS® #	A2166955
Price	\$399,990
Sold Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,108
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	167 Woodborough Terrace Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5B4

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Dishwasher, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Date Sold	November 14th, 2024
Days on Market	55
Zoning	M-CG d44
HOA Fees	0.00

## Listing Details

Listing Office	2% Realty
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