

# \$749,900 - 204 Woodbine Boulevard Sw, Calgary

MLS® #A2168722

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,246 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

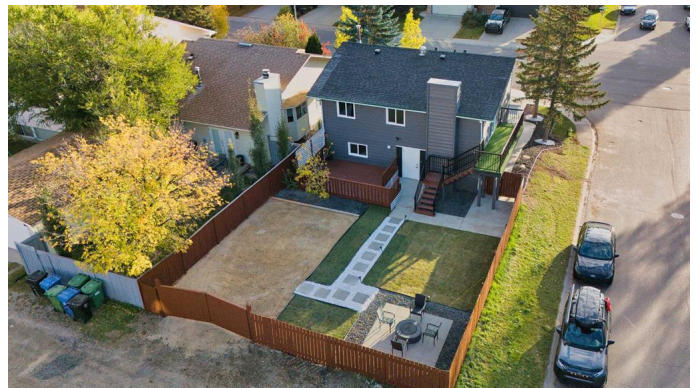
Welcome to this beautifully updated 4-bedroom home in Woodbine, offering 1801 sqft of developed living space on a generous 5200 sqft lot, featuring two balconies, a spacious backyard, RV parking, and a legal basement suite!

Blending comfort, style, and functionality, this home invites you to start your day on the front balcony with glass railings or unwind in the west-facing backyard, complete with a concrete patio, fire pit, and private access from both floors—ideal for relaxation or entertaining.

Inside, the bright, open layout includes 3.5 washrooms and modern updates throughout. The one-bedroom legal suite offers a separate washer and dryer, electric fireplace, private garage access, and is perfect for extended family or a mortgage helper. Recent renovations, including new flooring, lighting, plumbing, electrical, and an updated roof, enhance both beauty and practicality.

Additional features include a double attached garage with a privacy wall, an oversized front driveway, and RV parking at the back. With modern updates and thoughtful design, this home is truly move-in ready.

Located next to the beautiful Fish Creek Provincial Park, Woodbine offers the perfect balance of natural beauty and urban



convenience, with tree-lined streets, excellent schools, and easy access to shopping and recreation in Calgary's desirable southwest.

Built in 1982

### Essential Information

MLS® #	A2168722
Price	\$749,900
Sold Price	\$742,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,246
Acres	0.12
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### Community Information

Address	204 Woodbine Boulevard Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4K5

### Amenities

Parking Spaces	5
Parking	Alley Access, Boat, Double Garage Attached, Gated, Oversized, Parking Pad, RV Access/Parking, RV Gated, Side By Side

### Interior

Interior Features	Kitchen Island, Vinyl Windows, Quartz Counters, Recessed Lighting, Separate Entrance
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range, Washer/Dryer Stacked
Heating	Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2024
Date Sold	November 10th, 2024
Days on Market	37
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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