

167 Woodborough Terrace SW
Calgary, Alberta

MLS # A2166955



\$429,900

Division:	Woodbine		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,108 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully updated two-story END-UNIT corner lot townhouse offering over 1,000 sq. ft. of above-grade space, including 3 bedrooms and 1.5 bathrooms, with a large window next to the stairs to the 2nd floor—perfect for natural light. This home is situated in the desirable community of Woodbine—near schools, shopping (including Costco), Fish Creek Park, Woodbine Park, and has easy access to Tsuut'ina Trail. 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 oasis—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. The corner location is surrounded by mature trees, offering both privacy and tranquillity. Included with the condo fee are: water, sewer, maintenance, insurance, parking, funds, etc. Pets are allowed with board approval.