

# \$380,000 - 131 Woodsman Lane Sw, Calgary

MLS® #A2235135

## \$380,000

4 Bedroom, 3.00 Bathroom, 1,097 sqft

Residential on 0.00 Acres

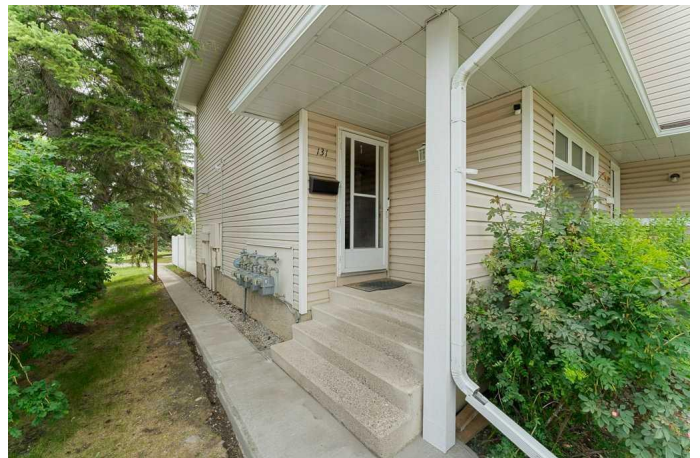
Woodbine, Calgary, Alberta

Welcome to the beautiful community of Woodbine. This end unit townhouse has three (3) bedrooms on the second floor with 4 pc bathroom. The main floor has the living area with large windows that allow ample natural light which dramatically transform a space by making the living area feel larger and more inviting. The cozy dining/kitchen area has a sliding door bringing you to the fenced backyard. Meanwhile, the basement has a spare bedroom with its own 4 pc bathroom as well. Parking stall #40 is just right beside the unit. If needed, additional parking stalls are available for rent. Close to shopping, school, park, basketball/ pickleball areas. All appliances replaced in 2014- fridge, electric stove, dishwasher, washer, and dryer. Windows (with triple pane windows) and patio sliding door were replaced in 2023. One bedroom window replaced in 2014.

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235135  |
| Price          | \$380,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,097     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1981          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 131 Woodsman Lane Sw |
| Subdivision | Woodbine             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 4Z5              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                                        |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Partially Finished                                                                                 |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 6               |
| Zoning         | M-C1 d75        |

**Listing Details**

Listing Office                      CIR Realty

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