

# \$415,000 - 123 Woodsman Lane Sw, Calgary

MLS® #A2264163

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,102 sqft  
Residential on 0.00 Acres

Woodbine, Calgary, Alberta

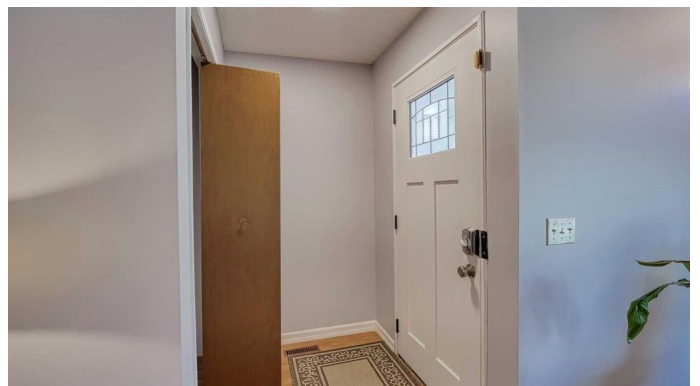
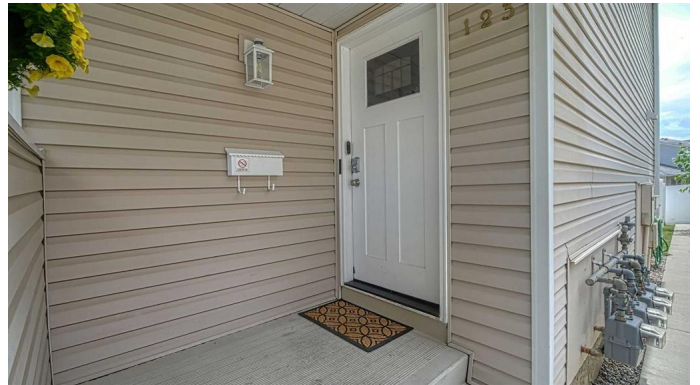
**ATTENTION: PRICE REDUCTION!**

Welcome to the beautiful community of Woodbine!

This stunning 2-bedroom plus loft end-unit townhouse has been completely renovated from top to bottom – truly move-in ready. Step inside through a brand-new front door into a bright, modern interior featuring a custom front closet, new paint throughout, and new windows with custom blinds (including Argon gas inserts in the south-facing patio doors and primary bedroom windows for improved energy efficiency, plus blackout blinds for restful nights).

The chef-inspired kitchen boasts new cabinets, quartz countertops, Spanish tile backsplash, Blanco sink and faucet, and a custom pantry. Smart storage solutions include a ShelfGenie pull-out drawer system in the lower cupboards and a pull-out drawer under the sink in the main-floor powder room. Top-quality appliances include a new gas range and oven, fridge, dishwasher, and a reverse osmosis water filtration system.

The main floor features beautiful German-engineered hardwood, while the staircase and upper level are finished with durable luxury vinyl plank flooring. You'll also find a new custom built closet and ceiling fan in the primary bedroom and upper landing, along with upgraded lighting throughout the home.



This is a smart home, equipped with a Nest Doorbell, AirThings monitor, and a remote thermostat for modern comfort and convenience.

Downstairs, enjoy the cozy finished basement featuring an oak bar with overhead wine rack, new bar faucet, and a welcoming recreation room perfect for movie nights or entertaining friends.

Major system upgrades include a new high-efficiency furnace, tankless water heater, air conditioner, water softener, and radon mitigation system – all with transferable warranties for peace of mind.

Step outside to your new Fiberon deck and maintenance-free fenced backyard, perfect for summer evenings and weekend relaxation.

This turnkey property is ready for you to move in and enjoy.

Don't wait – the seller is motivated, and all reasonable offers will be considered!

Contact your favourite realtor today to book a viewing – this one won't last long!

Built in 1981

## Essential Information

MLS® #	A2264163
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,102
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	123 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	Bar, Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, See Remarks, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Water Purifier
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 13th, 2025
Days on Market	9
Zoning	M-C1 d75

### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
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