



GRASSROOTS
REALTY GROUP

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**130 Woodborough Terrace SW
Calgary, Alberta**

MLS # A2244327



\$389,900

Division:	Woodbine		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 459
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this spacious 3 bedroom, 1.5 bath home located in sought after Woodbine! Recent updates to this home feature new laminate flooring on the main and up the stairs, and a newer stove, hood fan and dishwasher. The Living room offers plenty of natural light, a wood burning fireplace with mantle and good sized Dining room. The Kitchen boasts plenty of counter and cupboard space, extra space for a small table and overlooks the fenced back yard. The upper floor features 3 bedrooms, all a good size for your convenience. For future development, the basement is ready and waiting for your ideas! This home is perfect as a starter home for young families, investor property or empty nesters. The location is close to schools, shopping, transit, and boasts easy access to Stony Trail and Costco. Schedule your viewing today and make this great opportunity your next home!