



**67 Woodhill Court SW
Calgary, Alberta**

MLS # A2255008



\$440,000

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Storage		

Inclusions: N/A

NO CONDO FEES. DOUBLE DETACHED GARAGE. This charming 3-bedroom, 1.5-bathroom townhome offers comfort, functionality, and unbeatable value in one of Calgary's most established southwest communities, tucked away on a quiet cul-de-sac. Step inside to a bright and inviting main floor with a cozy wood burning fireplace, the perfect spot to gather on chilly evenings. The kitchen is upgraded with newer stainless steel appliances and connects seamlessly to the dining area, creating a warm and practical space for everyday living. Upstairs you'll find three generous bedrooms, highlighted by a roomy primary suite. The main bathroom features a dual vanity, making busy mornings a breeze, while a convenient half bath on the main floor adds everyday practicality. The basement is partially finished, offering a flexible storage area along with newer laundry appliances. It's a functional space with potential for further development into a rec room, gym, or office. Out back, enjoy a large deck and a private yard that leads to a rare heated double detached garage, providing both parking and storage. Surrounded by mature trees and quiet streets, Woodlands is loved for its welcoming atmosphere and direct access to Fish Creek Provincial Park's extensive walking and biking trails. Schools, shopping, and transit are all close at hand. This home brings together thoughtful updates, practical features, and a location that truly stands out.