



GRASSROOTS
REALTY GROUP

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983 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2255928



\$799,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Plug-In		
Lot Size:	0.16 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Concrete, See Remarks, Tile	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, Smart Home, Wood Windows		

Inclusions: Call Seller Directly. Offering to include most furniture for additional \$8, 000(negotiable)

Click brochure link for more details** Near the river! Close to all the amenities. Very calm and quiet neighbourhood, it's like living in the country with all the city conveniences. Can be sold with furniture for easy, quick rental or move-in. New water heater, air conditioner upper floor, two furnaces, vacuflow, underground sprinklers, security shutters, security film on doors, security key locks, newer gutters, concrete tile roof, landscaped, brass gas fireplace, jetted tub in master bedroom, security railings in bathrooms, custom window coverings, aluminum railings on deck, metal security screen doors, gutter guards, new wood stairs garage and entrance, nice appliances. Close to schools, parks, shopping. Easy access. Super location. Your new dream home awaits you!