



GRASSROOTS
REALTY GROUP

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135 Woodsman Lane SW
Calgary, Alberta

MLS # A2262352



\$360,000

Division:	Woodbine		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,104 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Hoodfan, window coverings

Welcome to the lovely community of Woodbine! This three-bedroom townhouse is full of potential and charm. Some updates have already been done, including new windows in the living room, kitchen, and primary bedroom, along with laminate flooring, baseboards, and paint in the living room. There's new carpet on the stairs going up to the 2nd level, a new toilet in the main-floor powder room, and a new washer in the basement. Four ceiling fans keep the home comfortable year-round. The kitchen is original and waiting for your creative touch — the fridge and stove were replaced about 20 years ago. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a four-piece bathroom. Some great ideas like replacing original flooring, renovating the bathrooms and new paint throughout would make this home your own! Call your favourite REALTOR® to book a viewing.