



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**130 Woodborough Terrace SW
Calgary, Alberta**

MLS # A2266384



\$369,900

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, Level, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 459

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: N/A

Pets welcome with board approval! Charming and affordable! This lovely townhouse offers comfortable living with 3 bedrooms and 1.5 baths, a bright open floor plan, and a private fenced backyard. Recent improvements include new flooring on the main and up the stairs, a newer stove, hood fan and dishwasher. The basement is a blank slate, ready for your design and development. This home is perfect for first-time buyers or investors, this home is move-in ready and conveniently located near parks, schools, shopping, and boasts easy access to Stony Trail and Costco. Enjoy the benefits of community living with low Condo fees and easy access to public transportation. This great home offers an affordable option for first time home buyers, investors or older couple looking to simplify life. View today...move in before Christmas!