



GRASSROOTS
REALTY GROUP

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308 Woodvale Crescent SW
Calgary, Alberta

MLS # A2280162



\$415,000

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,321 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: TV mount, Pantry cupboard in kitchen

Nestled in WOODLANDS, one of Calgary's best SW communities, awaits your perfect starter home with NO CONDO FEES, an ATTACHED GARAGE, and WALKOUT BASEMENT! Offering tremendous value at \$415,000 - this 1320 SQUARE FOOT 2 BEDROOM, 1.5 BATH townhome is the perfect entry point into the ever-growing Calgary market - stop renting and watch your investment continue to rise. As you enter this 5 level split floor plan, you'll be greeted with a large entryway with access to your private parking garage and basement. Ascending to the first floor living room, you'll be instantly impressed with the gleaming ORIGINAL OAK WOOD FLOORS. This wide open space is the perfect spot to relax and look out onto your large private yard. Sliding glass patio doors invite you onto the NEW DECK built in 2025 (all work was permitted!) The kitchen is well maintained and features oak cabinetry, a convenient eating bar, and a recently purchased range and microwave. For your convenience there is a pantry cupboard installed in the breakfast nook. Flooded with natural light from the SOUTH FACING WINDOWS, the kitchen and cozy nook are the perfect place to spend your time. Completing this level is a powder room with a new toilet, sink, and faucet. Ascending further, you'll be delighted by the high-quality BRAND NEW CARPET throughout the top two levels. Here you'll find a BONUS SPACE, perfect as a second living area or as a work-from-home space. Completing the upper floors are two large bedrooms and a full bathroom. The cherry on top of this amazing home is the FULLY FENCED LANDSCAPED BACKYARD - so rare to find in a townhome. With grass newly seeded, you'll finally have a place for the kids and dogs to play. Lastly, let your creativity shine in the unfinished basement space, ready for your imagination! Special

Features Include: UPDATED HARDIE BOARD SIDING, central vac, a NEWER FURNACE, and QUIET NEIGHBOURS. Offering an incredible location within walking distance to the BRT (bus rapid transit), shopping, and Fish Creek Park — this is an amazing opportunity for a savvy buyer to own a NON CONDO PROPERTY. Move in and update as you go! With Calgary's growing popularity, don't miss buying now while it's still affordable. Call your Realtor for a private showing - don’t wait for the open house!