



**132 Woodmont Terrace SW  
Calgary, Alberta**

**MLS # A2289173**



**\$379,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, See Remarks, Storage		

**Inclusions:** Shelving in Basement

Fantastic value in this super affordable townhome. Many updates in the past few years. This well-maintained complex is accentuated by many trees and is situated in the heart of the mature SW community of Woodbine. Bonus is the fully fenced private rear yard! A rare find in any townhome. The tiled front entry opens to the large living room. Bright and generous eat in kitchen overlooks the rear yard and is adjacent to the spacious dining area. Privately located powder bath located just off the kitchen. Enjoy all the benefits of having your own fenced yard space. 3 bedrooms up include the spacious primary bedroom with built in closet organizers. The fully developed basement offers many flexible uses plus convenient extra storage space. Updates include (2021) New paint and carpeting throughout, tiled front entry, powder bath totally redone including toilet, sink and vanity, new flooring in kitchen and powder bath, new vanity and toilet in upper bath. (2024) All new tile tub surround, and tiled floor, new bath plumbing faucet and bathroom fan replaced. Fantastic location is minutes to the extensive biking and walking paths of Fish Creek Park and Glenmore reservoir. Easy access to Stoney Tr, extensive shopping options, dining, multiple schools and a short hop to the LRT station and Rockyview Hospital. Affordable living in a beautiful setting close to many major amenities.