



**534 Woodbine Boulevard SW  
Calgary, Alberta**

**MLS # A2304797**



**\$369,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

BEAUTIFUL END UNIT TOWNHOUSE LOCATED IN THE POPULAR COMMUNITY OF WOODBINE!!! This 2 bedroom plus a bonus room (could be converted to a 3rd bedroom) has had many upgrades over the years. The kitchen features granite counter tops, hickory full height cabinets, stainless steel appliances, built-in pantry with extra storage. Large open living room with a gas fireplace. The upstairs offers 2 bedrooms and a bonus room. The primary bedroom is spacious with room for your king size bed. Large walk-in closet. Updated full 4pc bathroom. The lower level is unfinished, great area for storage or a large play area for your kids. Fully fenced private yard. Newer maintenance free fence. Located close to Fish Creek Park, bike paths, South Glenmore Park, Schools and shopping. Rarely do units come available in Woodborough Terrace.