

# \$445,000 - 123 Woodsman Lane Sw, Calgary

MLS® #A2239756

**\$445,000**

2 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE SUNDAY 1:30-3:30 Welcome to the beautiful community of Woodbine. This 2-bedroom plus loft end-unit townhouse has been completely renovated, starting with a brand-new front door and a custom front door closet. New windows with custom blinds throughout plus Argon gas (to reduce heat) for the south-facing patio doors and primary bedroom windows along with blackout blinds. New paint throughout the interior of the unit. New kitchen cupboards, quartz countertops, Spanish tiled backsplash, Blanco sink and faucet. Shelf Genie pullout drawer system for L-shaped bottom cupboards and lower cupboards left of the stove, as well as a pull-out drawer under the sink in the 1½ bathroom on the main floor. New gas stovetop and oven. Reverse Osmosis water filter system as well as a fridge, dishwasher and custom pantry to complete the kitchen. German-engineered hardwood on the main floor and LVP on the staircase and throughout the 2nd floor. New ceiling fan in the primary bedroom and upstairs landing. Upgraded lighting throughout. This is a smart home with a Nest Doorbell, Air Things and a remote thermostat. Basement includes an Oak bar and overhead wine rack, a new bar faucet as well as a cozy recreation room where you can sit and enjoy watching your favourite show. New: Water Softener, Radon system, Air Conditioner and high efficiency Furnace all with a transferable warranty. Outside you will find a new Fiberon Deck and a



maintenance-free fenced backyard to enjoy on your warm summer evenings. This is a must-see, turnkey property that is ready to move in. Call your favourite realtor for viewings. This won't last long.

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2239756      |
| Price          | \$445,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,102         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 123 Woodsman Lane Sw |
| Subdivision | Woodbine             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 4Z5              |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, See Remarks, Smart Home, Storage, Tankless Hot Water, Track Lighting, |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
|              | Vinyl Windows                                                                                                                        |
| Appliances   | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Water Purifier |
| Heating      | High Efficiency, Natural Gas                                                                                                         |
| Cooling      | Central Air                                                                                                                          |
| Has Basement | Yes                                                                                                                                  |
| Basement     | Finished, Full                                                                                                                       |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Yard, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding                                      |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 42              |
| Zoning         | M-C1 d75        |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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