

# \$379,900 - 130 Woodborough Terrace Sw, Calgary

MLS® #A2244327

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

Welcome to this spacious 3 bedroom, 1.5 bath home located in sought after Woodbine! Recent updates to this home feature new laminate flooring on the main and up the stairs, and a newer stove, hood fan and dishwasher. The Living room offers plenty of natural light, a wood burning fireplace with mantle and good sized Dining room. The Kitchen boasts plenty of counter and cupboard space, extra space for a small table and overlooks the fenced back yard. The upper floor features 3 bedrooms, all a good size for your convenience. For future development, the basement is ready and waiting for your ideas! This home is perfect as a starter home for young families, investor property or empty nesters. The location is close to schools, shopping, transit, and boasts easy access to Stony Trail and Costco. Schedule your viewing today and make this great opportunity your next home!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244327  |
| Price          | \$379,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,102     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1980          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 130 Woodborough Terrace Sw |
| Subdivision | Woodbine                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2W5B5                     |

### **Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Assigned, Off Street, Stall                   |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Living Room, Mantle, Wood Burning                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Back Yard, Lawn         |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 26              |
| Zoning         | M-CG d44        |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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