

**2, 468 Woodbine Boulevard SW
Calgary, Alberta**

MLS # A2178886



\$489,500

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|------------------|---|---------------|-------------------|
| Division: | Woodbine | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,493 sq.ft. | Age: | 1992 (32 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Garden | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 350 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Open Floorplan | | |

Inclusions: N/A

Discover this charming townhouse in the well-established community of Woodbine SW. This end unit home face west accented with large windows that flood the house with lots of natural light. Enjoy an exceptional indoor / outdoor life in a home whose every detail reflects a cozy home atmosphere. Simplicity and is enhanced by a balance of function, space and light, wide open rooms, hardwood floors and soaring high ceilings in the living room. Further, this home fully developed, offers over 2100 Square feet of developed living space: Main floor features, huge living room with beautiful kitchen and dining room is spacious for your family entertaining needs. The second-floor features three spacious bedrooms, open hall way, and the primary bedroom walk-in closet and En-Suite bathroom. Further, the basement features a bedroom, a huge entertainment family room, and a flex room. Whether you are looking for a start home, investment opportunity or a place to call home, this townhouse embodies the perfect blend of style, comfort, and convivent. Don't miss out this beautiful modern living at its finest, come check it out.