

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

MLS® #A2239756

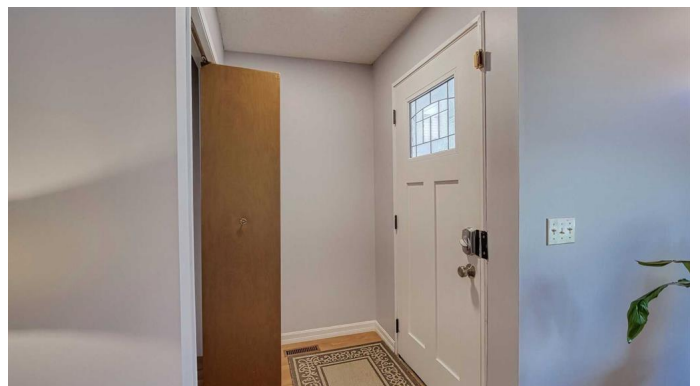
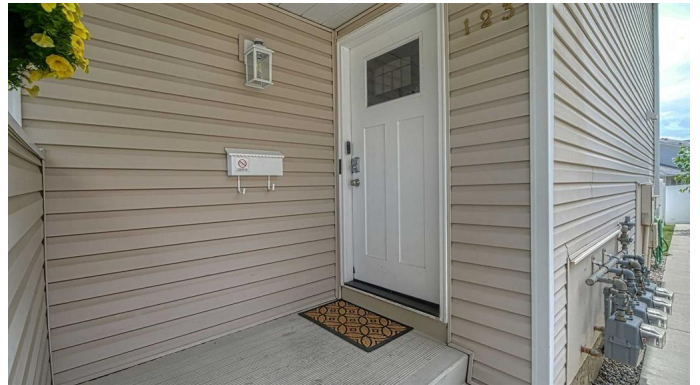
**\$445,000**

2 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 27. 1:00-3:00 pm. 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	Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Track Lighting, Vinyl Windows,
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	Bar, Smart Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Gas Stove, 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	10
Zoning	M-C1 d75

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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