

# \$775,000 - 983 Woodbine Boulevard Sw, Calgary

MLS® #A2255928

## \$775,000

4 Bedroom, 3.00 Bathroom, 2,019 sqft

Residential on 0.16 Acres

Woodbine, Calgary, Alberta

Click brochure link for more details\*\* Near the river! Close to all the amenities. Very calm and quiet neighbourhood, it's like living in the country with all the city conveniences. Can be sold with furniture for easy, quick rental or move-in. New water heater, air conditioner upper floor, two furnaces, vacuflow, underground sprinklers, security shutters, security film on doors, security key locks, newer gutters, concrete tile roof, landscaped, brass gas fireplace, jetted tub in master bedroom, security railings in bathrooms, custom window coverings, aluminum railings on deck, metal security screen doors, gutter guards, new wood stairs garage and entrance, nice appliances. Basement is insulated and ready to be turned into your dream space (pending permit approval)! Close to schools, parks, shopping. Easy access. Super location. Your new dream home awaits you!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255928  |
| Price          | \$775,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,019     |
| Acres          | 0.16      |



|            |             |
|------------|-------------|
| Year Built | 1981        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 983 Woodbine Boulevard Sw |
| Subdivision | Woodbine                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 4A7                   |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached, Off Street, Plug-In |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, Smart Home, Wood Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                              |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas, Brick Facing                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full                                                                                 |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Fire Pit                                                        |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Treed, Underground Sprinklers |
| Roof              | Concrete, See Remarks, Tile                                     |
| Construction      | Brick, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 48                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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