

# \$415,000 - 123 Woodsman Lane Sw, Calgary

MLS® #A2264163

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

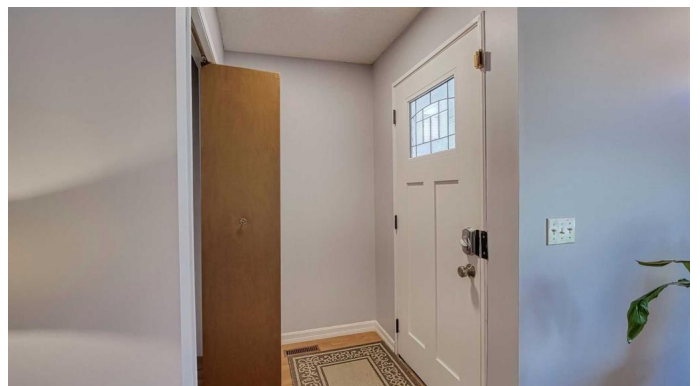
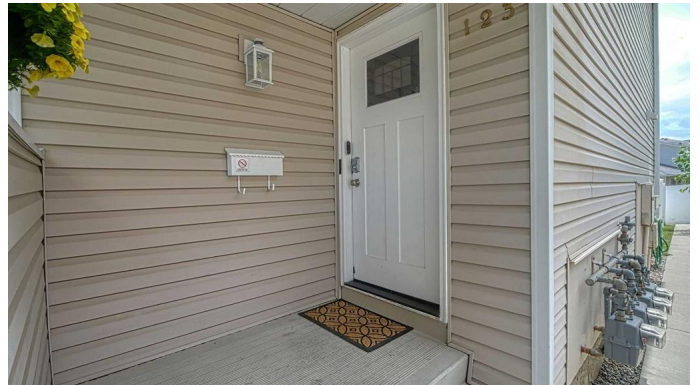
ATTENTION: PRICE REDUCTION!

Welcome to the beautiful community of Woodbine!

This stunning 2-bedroom plus loft end-unit townhouse has been completely renovated from top to bottom – truly move-in ready. Step inside through a brand-new front door into a bright, modern interior featuring a custom front closet, new paint throughout, and new windows with custom blinds (including Argon gas inserts in the south-facing patio doors and primary bedroom windows for improved energy efficiency, plus blackout blinds for restful nights).

The chef-inspired kitchen boasts new cabinets, quartz countertops, Spanish tile backsplash, Blanco sink and faucet, and a custom pantry. Smart storage solutions include a ShelfGenie pull-out drawer system in the lower cupboards and a pull-out drawer under the sink in the main-floor powder room. Top-quality appliances include a new gas range and oven, fridge, dishwasher, and a reverse osmosis water filtration system.

The main floor features beautiful German-engineered hardwood, while the staircase and upper level are finished with durable luxury vinyl plank flooring. You'll also find a new custom built closet and ceiling fan in the primary bedroom and upper landing, along with upgraded lighting throughout the home.



This is a smart home, equipped with a Nest Doorbell, AirThings monitor, and a remote thermostat for modern comfort and convenience.

Downstairs, enjoy the cozy finished basement featuring an oak bar with overhead wine rack, new bar faucet, and a welcoming recreation room perfect for movie nights or entertaining friends.

Major system upgrades include a new high-efficiency furnace, tankless water heater, air conditioner, water softener, and radon mitigation system – all with transferable warranties for peace of mind.

Step outside to your new Fiberon deck and maintenance-free fenced backyard, perfect for summer evenings and weekend relaxation.

This turnkey property is ready for you to move in and enjoy.

Don't wait – the seller is motivated, and all reasonable offers will be considered!

Contact your favourite realtor today to book a viewing – this one won't last long!

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2264163      |
| Price          | \$415,000     |
| 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, Vinyl Windows, Track Lighting |
| 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    | October 13th, 2025 |
| Days on Market | 16                 |
| Zoning         | M-C1 d75           |

### Listing Details

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

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