



311 Woodvale Crescent Calgary Alberta

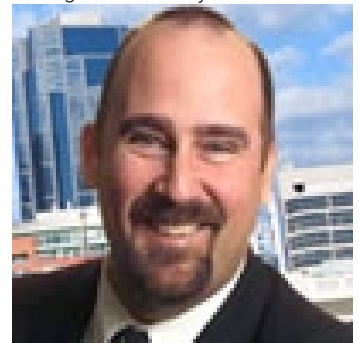
\$425,000

END UNIT TOWNHOUSE with NO CONDO FEES! SINGLE ATTACHED GARAGE w/direct access to house! Extra long driveway for two vehicles AND extra parking in the side lane. The abundance of natural light that floods the home only adds to its charm. Open kitchen with pantry and BBQ deck at the front. Large living room with patio doors to deck. Brand new modern drop in bathroom sinks with push pop drains assembly and facets along with reglazed bathtub with warranty. Shingles replaced in September 2018 with Owens Corning Shingles complete with drip edges, ice & water, underlayment paper and upgraded duraflo PROTurbo Airflow roof vents, goosenecks, etc. Deck in 2020. Fences in 2016 and 2020. New Rheem hot water tank was installed October 2012. The ATTACHED GARAGE is 20'9" deep, insulated and drywalled complete with electric garage door/remote control and water spigot with hose/reel. You will love it during the cold snowy winter months! Located on a quiet crescent with SUNNY SOUTH facing FENCED backyard with with two gates, deck and stairs to LARGE yard. The convenient location is unbeatable, steps to shopping (Safeway/Starbucks/Shoppers/Post Office/Tim Hortons/Pub/Patisserie du Soleil Bakery Cafe in Woodbine square), transit and Fish Creek Park. Half a block to the new Max Yellow BRT (Bus Rapid Transit) to whisk you downtown. Close to the brand new Costco and Shopping area connecting to the ring road for quick access to anywhere in the city and Mountains. Walk-up door from basement to backyard. Upper loft could be converted to 3rd bedroom. Welcome to your new home in Wonderful Woodlands. NO MONTHLY CONDO FEES HERE AND YOU OWN THE LAND. Think of it like a Semi-Detached (Half Duplex) type property. You don't find many end unit townhouses with no condo fees, don't let this one get away. Call your favorite realtor today! (id:6769)

Living room 17.25 Ft x 11.83 Ft
 Dining room 10.00 Ft x 9.75 Ft
 Kitchen 10.00 Ft x 9.92 Ft
 2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 10.92 Ft x 11.92 Ft
 Bedroom 9.00 Ft x 10.00 Ft
 Den 7.92 Ft x 11.00 Ft
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
CIR REALTY

<http://www.blakepatrick.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca