



**GRASSROOTS**  
REALTY GROUP

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538 Woodbine Boulevard SW  
Calgary, Alberta

MLS # A2324130



**\$359,900**

|           |                                      |        |                   |
|-----------|--------------------------------------|--------|-------------------|
| Division: | Woodbine                             |        |                   |
| Type:     | Residential/Five Plus                |        |                   |
| Style:    | 2 Storey                             |        |                   |
| Size:     | 1,076 sq.ft.                         | Age:   | 1980 (46 yrs old) |
| Beds:     | 3                                    | Baths: | 1 full / 1 half   |
| Garage:   | Off Street, Stall                    |        |                   |
| Lot Size: | -                                    |        |                   |
| Lot Feat: | Few Trees, Interior Lot, See Remarks |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 452

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**Inclusions:** N/A

\*\*\* OPEN HOUSE SATURDAY AUGUST 1ST 2-4 PM AND SUNDAY AUGUST 2ND 12-3 PM \*\*\* Unbeatable location meets modern comfort in Woodbine! Step into effortless living with this beautifully updated, move in ready townhouse, perfectly blending comfort, style, and an absolute premium location that is ideal for first time buyers, young families, and savvy investors alike. The main level welcomes you with a bright and open living room bathed in natural light showcasing a wood burning fireplace and gorgeous durable luxury vinyl plank flooring installed in 2022. The heart of the home features a functional, stylish kitchen equipped with sleek stainless steel appliances, while upstairs offers three generous bedrooms and a well appointed bathroom setup. Big ticket maintenance is entirely taken care of with a brand new, high efficiency 2 stage furnace installed this year, ensuring ultimate peace of mind in those cold Calgary winters. Outside, enjoy your own private, low maintenance backyard perfect for summer BBQs, alongside an unfinished basement that provides a massive storage area or a blank canvas for your future design ideas. The location is truly a commuter's dream and a lifestyle win, you are just 1 minute away from local schools, transit stops, and a shopping plaza, and only 5 minutes from Costco! With lightning fast access to Stoney Trail and Anderson Road you can't miss out on this perfect blend of turnkey updates and prime convenience. Schedule your private showing today!