



GRASSROOTS
REALTY GROUP

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210 Woodmont Court SW
Calgary, Alberta

MLS # A2326659



\$510,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Paved, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Gentle Sloping, Pie Shaped Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Spacious backyard for you to build your dream garage & tree house. Move up from restrictive townhouse , apartment. Get ready for the little ones to the near by schools within a walking distance. Extensively renovated 2 storeys home on a quiet cul-de-sec with a partially finished basement. The main floor features new vinyl planks flooring, and a west facing sunny bright living room with sliding patio door. A half bathroom with new floor tiles and brand new toilet. Spacious dining room features bay window creating a comfortable space for everyday living or entertaining. Kitchen is upgraded with brand new quartz counter tops, stainless steel range, hood fan and double French doors fridge with bottom freezer. Upper level features an extra large master bedroom, 2 additional bedrooms, and a full bathroom with quartz counter vanity. The basement recreation room adds excellent living space with brand new " EGRESS " window which can be used as an extra bedroom. New hot water tank installed in 2026. Mid efficiency furnace with new circuit control board replaced in 2026. Other upgrades including brand new L.E.D. ceiling light fixtures and new paint in the whole house. This home is conveniently located near Woodbine school, St. Jude school, Fish Creek Provincial Park, Costco, Safeway, Woodbine Square; very easy access to Stoney Trail / Highway #201. Dining room , basement recreation room, laundry room is irregular shape measurement. Seller related to listing Realtor.