

# \$345,000 - 135 Woodsman Lane Sw, Calgary

MLS® #A2262352

## \$345,000

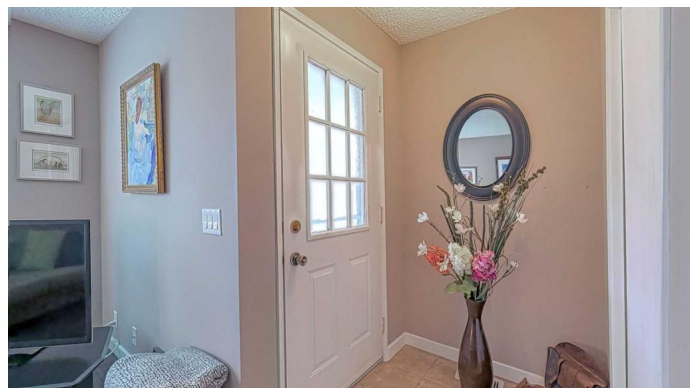
3 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

Welcome to the lovely community of Woodbine! This three-bedroom townhouse is full of potential and charm. Some updates have already been done, including new windows in the living room, kitchen, and primary bedroom, along with laminate flooring, baseboards, and paint in the living room. There's new carpet on the stairs going up to the 2nd level, a new toilet in the main-floor powder room, and a new washer in the basement. Four ceiling fans keep the home comfortable year-round.

The kitchen is original and waiting for your creative touch – the fridge and stove were replaced about 20 years ago. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a four-piece bathroom. Some great ideas like replacing original flooring, renovating the bathrooms and new paint throughout would make this home your own! Call your favourite REALTOR® to book a viewing.



Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2262352  |
| Price      | \$345,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,104         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 135 Woodsman Lane Sw |
| Community   | Woodbine             |
| Condo       | The Woodsman         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 4Z5              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard, Lawn |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 5th, 2025 |
|-------------|-------------------|

|                |          |
|----------------|----------|
| Days on Market | 24       |
| Zoning         | M-C1 d75 |

## **Listing Details**

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

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