\$430,000 - 123 Woodsman Lane Sw, Calgary

MLS® #A2264163

\$430,000

2 Bedroom, 2.00 Bathroom, 1,102 sqft Residential on 0.00 Acres

Woodbine, Calgary, Alberta

Welcome to the beautiful community of Woodbine!

This stunning 2-bedroom plus loft end-unit townhouse has been completely renovated from top to bottom â€" 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'II 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 â€" 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 â€" the seller is motivated, and all reasonable offers will be considered!

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

Built in 1981

Essential Information

MLS® # A2264163

Price \$430,000

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, Track Lighting,

Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator,

Tankless Water Heater, Washer, Water Purifier, Window Coverings

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 3

Zoning M-C1 d75

Listing Details

Listing Office Royal LePage Mission Real Estate

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