

67 Woodhill Court SW  
Calgary, Alberta

MLS # A2255008



\$440,000

|           |                            |        |                   |
|-----------|----------------------------|--------|-------------------|
| Division: | Woodlands                  |        |                   |
| Type:     | Residential/Five Plus      |        |                   |
| Style:    | 2 Storey                   |        |                   |
| Size:     | 1,163 sq.ft.               | Age:   | 1978 (47 yrs old) |
| Beds:     | 3                          | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Detached     |        |                   |
| Lot Size: | 0.09 Acre                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Lawn |        |                   |

|             |                                                       |            |          |
|-------------|-------------------------------------------------------|------------|----------|
| Heating:    | Forced Air                                            | Water:     | -        |
| Floors:     | Hardwood, Laminate, Tile                              | Sewer:     | -        |
| Roof:       | Asphalt Shingle                                       | Condo Fee: | -        |
| Basement:   | Full, Partially Finished                              | LLD:       | -        |
| Exterior:   | Vinyl Siding, Wood Frame                              | Zoning:    | M-CG d50 |
| Foundation: | Poured Concrete                                       | Utilities: | -        |
| Features:   | Breakfast Bar, Ceiling Fan(s), Double Vanity, Storage |            |          |

Inclusions: N/A

NO CONDO FEES. DOUBLE DETACHED GARAGE. This charming 3-bedroom, 1.5-bathroom townhome offers comfort, functionality, and unbeatable value in one of Calgary's most established southwest communities, tucked away on a quiet cul-de-sac. Step inside to a bright and inviting main floor with a cozy wood burning fireplace, the perfect spot to gather on chilly evenings. The kitchen is upgraded with newer stainless steel appliances and connects seamlessly to the dining area, creating a warm and practical space for everyday living. Upstairs you'll find three generous bedrooms, highlighted by a roomy primary suite. The main bathroom features a dual vanity, making busy mornings a breeze, while a convenient half bath on the main floor adds everyday practicality. The basement is partially finished, offering a flexible storage area along with newer laundry appliances. It's a functional space with potential for further development into a rec room, gym, or office. Out back, enjoy a large deck and a private yard that leads to a rare heated double detached garage, providing both parking and storage. Surrounded by mature trees and quiet streets, Woodlands is loved for its welcoming atmosphere and direct access to Fish Creek Provincial Park's extensive walking and biking trails. Schools, shopping, and transit are all close at hand. This home brings together thoughtful updates, practical features, and a location that truly stands out.