



\$ 299,900.00

## 31 WOODHILL COURT SW CALGARY

<https://paulbrinton.com>

**NO CONDO FEES!** The perfect family starter home! This one of a kind neighborhood home is nestled away in a private cul-de-sac. With a little more than 1500 sq/ft of developed living space, ease of entry and exit into neighborhood and shopping located only a few mins away, this home...

- 4 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Townhouse

**MLS ® #:** A1162440

**Type:** Row/Townhouse

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 17:43:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 2067 sq ft

**Year built:** 1978

**Parking:** Off Street, Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Other

**District:** CAL Zone S

**Inclusions:** N/A

**Lot Features:** Back Lane,Cul-De-Sac,Few Trees,Front Yard,Low Maintenance Landscape

**Heating Type:** Standard,Forced Air,Natural Gas

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Linoleum

**Community Features:** Schools Nearby,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bathroom Rough-in,Chandelier,Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Photo Count:** 33

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 4.77M 15`8"

**Living Area SF:** 1061.00

**Structure Type:** Five Plus

**Restrictions:** Easement Registered On Title

**Levels:** Two

**Zoning:** M-CG d50

**List Price Square Foot:** \$ 296.80

**Rooms Above Grade:** 8

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings

**Subdivision Name:** Woodlands

**Lot Size Acres:** 0.05

