

# \$550,000 - 159 Woodbrook Way Sw, Calgary

MLS® #A2230763

**\$550,000**

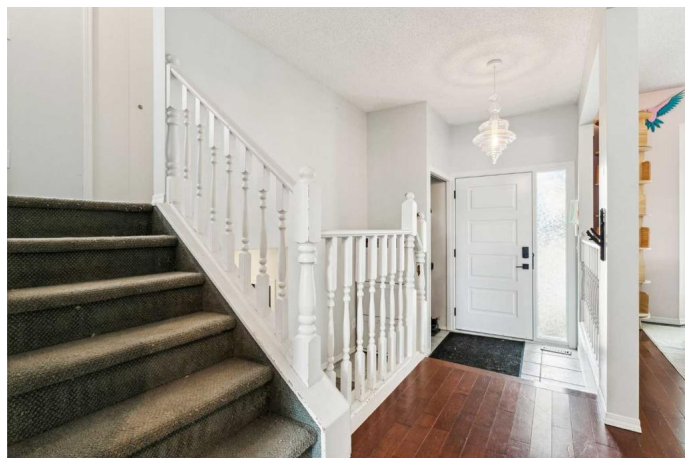
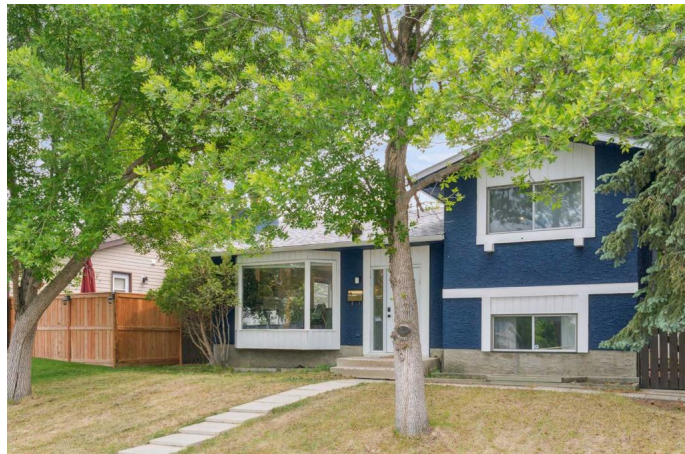
4 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

Opportunity Knocks to acquire a well-loved home in the heart of Woodbine with an OVERSIZED HEATED double garage! This charming 4-level split offers 1,070 square feet above grade and over 2,002 square feet of total developed space. The entryway welcomes you to a bright, open main floor with a generous living room featuring an electric fireplace with chic brick surround and large front windows that flood the space with natural light. The adjacent dining area connects to a tastefully updated eat-in kitchen with stainless steel appliances, modern cabinetry, and abundant prep and storage space. Step outside from the kitchen to a large back deck that overlooks a great yard, perfect for entertaining or relaxing. Upstairs, you'll find good-sized bedrooms with ample closet space and a full bath. The lower level includes two bedrooms with a 3-piece bathroom—ideal for guests or teens. The basement is fully developed and includes a spacious recreation/games area and storage room. Recent updates include a new roof on the house (2022) and shed (2023). Located just steps from parks, playgrounds, schools, shopping, and transit, this home offers fantastic value in a well-established, family-friendly neighborhood. Quick access to Fish Creek Park adds an extra layer of lifestyle appeal. Incredible value here....book your showing today!

Built in 1980



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2230763      |
| Price          | \$550,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,070         |
| Acres          | 0.11          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 159 Woodbrook Way Sw |
| Subdivision | Woodbine             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 4J1              |

## Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                     |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Garage Faces Rear |
| # of Garages   | 2                                                                                                     |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Storage                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Electric                                                                                          |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame, Wood Siding                   |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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