

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

MLS® #A2230763

**\$550,000**

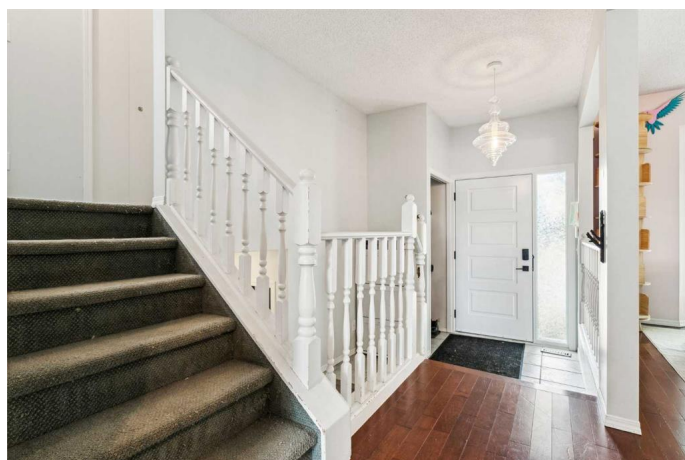
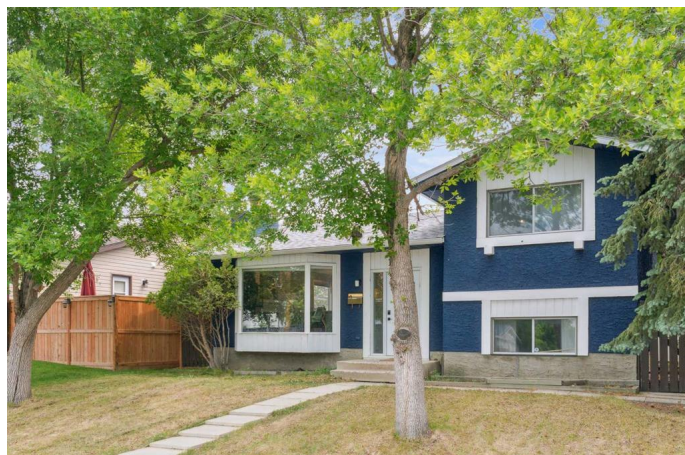
4 Bedroom, 2.00 Bathroom, 1,070 sqft

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, youâ€™™ll find good-sized bedrooms with ample closet space and a full bath. The lower level includes two bedrooms with a 3-piece bathroomâ€™™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, Garage Faces Rear, Heated Garage, Oversized
# 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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