

**359 Woodvale Crescent SW**  
**Calgary, Alberta**

**MLS # A2307643**



**\$485,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** 2 fridges included

FINALLY-the Home that you have been LOOKING for! PRIDE in OWNERSHIP is reflected throughout this BEAUTIFUL freshly painted home. You will be IMPRESSED by this home the moment you arrive by its private fenced PATIO. The BRIGHT and CHEERY layout allows for plenty of natural light to flow through. The spacious kitchen features STAINLESS STEEL appliances and a EATING BAR. There is a large living room and Dining room. The main level has 3 bedrooms and a full bathroom. The basement is FINISHED with a large family/Rec room , games/flex room ,another full bathroom and plenty of storage. There is parking in the back that will easily accommodate an RV. Excellent location! Imagine your escape in Sought after Woodlands-steps from the magic of Fish Creek Provincial Park, with its flowing river, shady picnic spots, and endless trails right there for you. Close to schools, shopping and more. Don't miss out on this great home at an affordable price!