

## 12 Woodmont Rise SW Calgary, Alberta

MLS # A2348347



# \$595,000

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Woodbine                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,573 sq.ft.                     | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard                        |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Metal Siding , Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                      |                   |      |

**Inclusions:** None

Number on the house reads #10. Address is actually #12. This is a Civil Enforcement Sale under Part 7 of the Civil Enforcement Act in Alberta. Showings are not possible at this time. The listing agent has not had the opportunity to view the interior of this home. Information quoted has been obtained from City records and previous MLS listings and are not guaranteed to be current or exact. The home is a good sized 3-bedroom bungalow (1573 Sq. Ft.) with a sunken family room featuring a fireplace. The Primary bedroom features a 3-piece ensuite. The home is located in a good family community and is close to schools, shopping, public transportation and parks/playgrounds.