

# \$1,050,000 - 104 Woodgate Close Sw, Calgary

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MLS® #A2219666

**\$1,050,000**

5 Bedroom, 3.00 Bathroom, 2,865 sqft

Residential on 0.27 Acres

Woodlands, Calgary, Alberta

PREMIUM 2,865 SQ.FT (4 BEDRM) TWO STOREY BACKING ONTO FISH CREEK PARK AND SITTING ON A HUGE (11,760sq. ft )LOT . EXPANSIVE VIEWS OF FISH CREEK PARK AND GOLF COURSE ALONG WITH PATH SYSTEM . OPEN DESIGNED MAIN FLOOR INCLUDES A TWO SIDED STONE FIREPLACE SEPARATING THE LIVINGROOM AND DINING ROOM, A PRIVATE OFFICE/STUDY, A CONVENIENT TWO PIECE BATHROOM , A FAMILY ROOM WITH SECOND MASONARY FIREPLACE , A WELL APPOINTED KITCHEN AND EATING AREA THAT OVERLOOKS THE BACKYARD . SPACIOUS MASTER BEDROOM UPSTAIRS HAS AN PRIVATE EAST FACING BALCONY AND RENOVATED 5 PIECE ENSUITE ; A SECOND BALCONY IS OFF ONE OF THE THREE OTHER UPSTAIRS BEDROOMS . THE UPPER FOUR PIECE BATHROOM COMPLETES THE UPSTAIRS . LOWER DEVELOPMENT FEATURES A LARGE RECROOM , A 5TH BEDROOM, A 3 PIECE BATHROOM AND DEDICATED STORAGE ROOM . AN INCREDIBLY UNIQUE PROPERTY DERIVED FROM INTIAL STRUCTURE DESIGN, HUGE LOT , AND PREMIUM PARK LOCATION . SEE VIRTUAL TOUR AND DRONE FOOTAGE WITH FOR EXTRA PHOTOS AND AERIEL VIEWS.

Built in 1981



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219666    |
| Price          | \$1,050,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,865       |
| Acres          | 0.27        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 104 Woodgate Close Sw |
| Subdivision | Woodlands             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 4C1               |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached, Driveway, Off Street |
| # of Garages   | 2                                            |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features                                                               |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Central                                                                                    |
| Cooling           | None                                                                                       |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 2                                                                                          |
| Fireplaces        | Brick Facing, Dining Room, Family Room, Living Room, Stone, Double Sided, Mixed            |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Partially Finished                                                                   |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | BBQ gas line                 |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Cedar                        |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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