146 Woodmont Terrace SW

Calgary | Active | MLS® A2355685

$334,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1981**	**1,124 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

3 BEDROOMS, 1.5 BATHROOMS, END UNIT, LOW CONDO FEES, AND A PRIVATE FENCED BACKYARD! This well-maintained townhouse in the desirable community of Woodbine offers exceptional value, functional living space, and a fantastic location in Southwest Calgary. Whether you're a first-time buyer, young family, downsizer, or investor, this home is an excellent opportunity to get into an established neighbourhood at an affordable price. Step inside to a bright and welcoming main floor featuring beautiful hardwood flooring, generous living and dining areas, and large windows that bring in plenty of natural light. The spacious kitchen offers ample cabinetry and counter space, making everyday cooking and entertaining easy. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom, providing a practical layout for families or anyone needing an extra bedroom for guests or a home office. The partially finished basement offers valuable additional space, featuring a generous recreation area perfect for movie nights, a home gym, or a children's playroom. An additional flex area provides room for a home office or hobbies, while convenient storage beneath the stairs and a separate laundry and utility room add everyday functionality. With much of the basement already developed and the ceiling joists remaining exposed, there's an opportunity to add your own finishing touches over time. Step outside to your private, fully fenced backyard, a wonderful space to enjoy summer barbecues, gardening, morning coffee, or simply relaxing outdoors. Being an END UNIT, you'll appreciate the added privacy and natural light, along with the convenience of your own assigned parking stall located nearby. The location is another major highlight! Situated in the established, family-friendly community of Woodbine, you're close to St. Jude School (K-6), playgrounds, parks, green spaces, and the beautiful walking and biking pathways of Fish Creek Provincial Park. Shopping, restaurants, public transit, and major roadways are all easily accessible, offering everyday convenience while enjoying the charm of a mature neighbourhood. With THREE BEDROOMS, LOW CONDO FEES, a PARTIALLY FINISHED BASEMENT, PRIVATE FENCED YARD, and a desirable END UNIT location, this property offers an excellent combination of space, comfort, and affordability. Priced BELOW the City of Calgary's assessed value, this is a fantastic opportunity for buyers looking to get into the Woodbine market without stretching their budget. Move-in ready with room to make it your own, this home is ready for its next chapter. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355685
Bedrooms	3
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,124 sq. ft.
Main Level Finished Area:	544 sq. ft.
Upper Level Finished Area:	580 sq. ft.
Below Grade Finished Area:	490 sq. ft.
Condo Fee:	$406.25
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	7
Year built:	1981 (Age: 45)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0

Plan:	8111637
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Woodmont Terrace
Community:	Woodbine
Amenities:	None
Appliances:	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions

Main Floor	Foyer · 4'1" × 3'9" ·
Main Floor	Kitchen · 11'2" × 10'2" ·
Main Floor	Dining Room · 10'10" × 7' ·
Main Floor	Living Room · 13'8" × 11'4" ·
Main Floor	Mud Room · 4'7" × 3'4" ·
Upper Level	Bedroom - Primary · 14'11" × 12'4" ·
Upper Level	Bedroom · 9'7" × 8'6" ·
Upper Level	Bedroom · 9'7" × 8'4" ·
Basement	Game Room · 16'6" × 15' ·
Basement	Laundry · 12'4" × 7'10" ·
Basement	Flex Space · 9'3" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/146-woodmont-terrace-sw-calgary-a2355685/

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