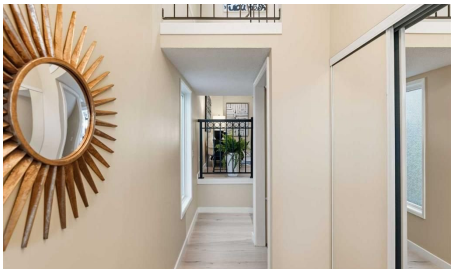
206 Woodmont Court SW

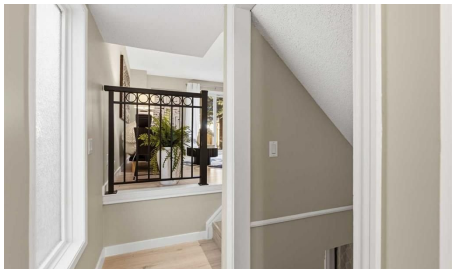
Calgary | Active | MLS® A2358070

$500,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1980**	**1,233.22 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Home for the Holidays… All Wrapped Up in Woodbine
Imagine turning into a quiet Woodbine cul-de-sac and discovering a place that just feels like home. Welcome to 206 Woodmont Court SW, where your next chapter could begin just in time for Christmas!

Step inside to a spacious living room with the perfect spot for the Christmas tree, and a bright, welcoming kitchen with a sun-filled breakfast nook where morning coffee and family conversations become part of everyday life.

This 1200+ sf two-storey has been graciously updated over the years and offers spacious living and dining areas, 3 bedrooms, 2.5 bathrooms and a finished lower level with two additional rooms… perfect for a home office, hobbies or hiding a few Christmas surprises! Outside, enjoy a private, treed, west-facing backyard with a south facing deck and parking pad.

But the story doesn't end at the front door! Woodbine is an established community with so much to offer. Schools, parks, transit, great local coffee shops, restaurants and everyday amenities are close by, with Costco, Superstore and plenty of shopping conveniences just minutes away. And when you're ready to escape the hustle and bustle, beautiful Fish Creek Provincial Park is nearby for walking, exploring and enjoying nature in every season.

A wonderful home, a welcoming community and everyday convenience… the whole package, all wrapped up in time for Christmas! Have a look at the pictures, watch the video and then put it on your wish list….Santa might just make it happen if you've been nice. Perhaps the best gift this year is a place to call home.
https://youtu.be/YaCDQyevzZA?si=Nf3dAHWAr5vePkB3

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358070
Bedrooms	4
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,233.22 sq. ft.
Main Level Finished Area:	602.6 sq. ft.
Upper Level Finished Area:	630.62 sq. ft.
Below Grade Finished Area:	552.22 sq. ft.
Acreage:	No
Lot Area:	3,024 sq. ft.
Lot Frontage:	31'5"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8110265
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Woodbine
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Cabinet in lower flex room
Restrictions:	Restrictive Covenant
Main Floor	Breakfast Nook · 11'4" × 9'4" ·
Main Floor	Kitchen · 9'1" × 7'8" ·
Main Floor	Living Room · 13'7" × 11'9" ·
Main Floor	Dining Room · 13'1" × 4'4" ·
Upper Level	Bedroom - Primary · 13'10" × 13'3" ·
Upper Level	Bedroom · 14'11" × 7'4" ·
Upper Level	Bedroom · 11'7" × 8'6" ·
Basement	Office · 10'1" × 7'5" ·

Basement	Bedroom · 12'8" × 8'8" ·
Basement	Furnace/Utility Room · 6'1" × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks, Soaking Tub
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-woodmont-court-sw-calgary-a2358070/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.