

# \$445,000 - 47 Woodhill Court Sw, Calgary

MLS® #A2236237

**\$445,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.05 Acres

Woodlands, Calgary, Alberta

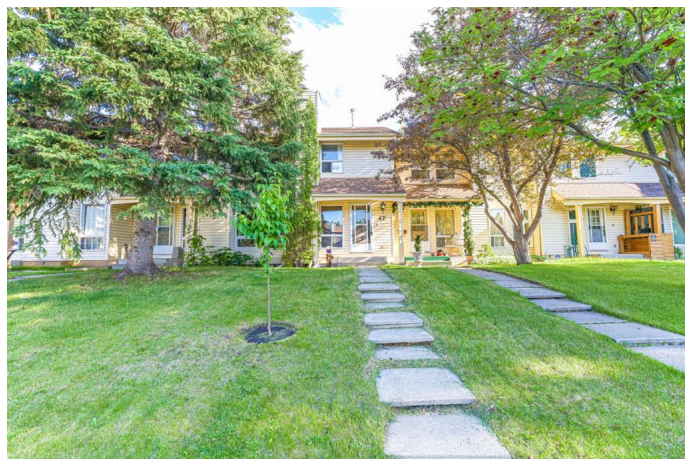
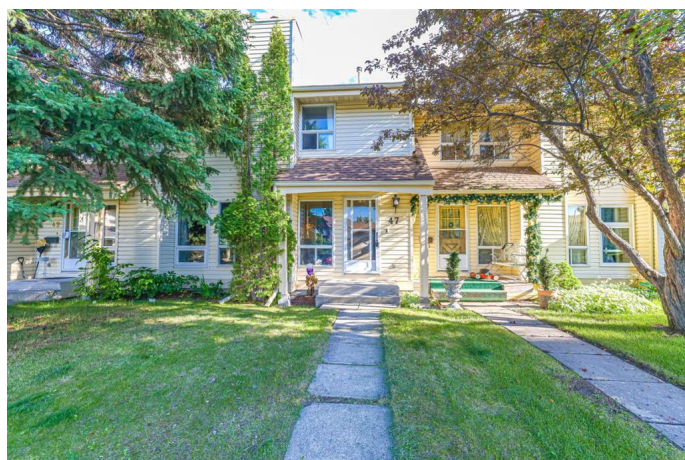
**\*NO CONDO FEES\*** Nestled near the end of a quiet cul-de-sac, this charming two-bedroom townhome offers comfort, style, and convenience—without the burden of condo fees. Step inside to discover a thoughtfully updated main floor featuring vinyl plank flooring and modern knockdown ceilings. The spacious living room invites relaxation with a cozy wood-burning fireplace. The renovated open-concept kitchen, complete with an island, sleek quartz countertops, and stainless steel appliances—ideal for both cooking and entertaining. Upstairs, you'll find a generously sized primary bedroom with plenty of storage, a comfortable guest bedroom, a full 4 piece bathroom, and a bright, open bonus area that's perfect for a home office, reading nook or secondary living room. The undeveloped basement offers a blank canvas for your future plans—whether you're envisioning a home gym, rec room, additional living space or a 3rd bedroom. Enjoy outdoor living in the fully fenced backyard which leads to the parking pad with enough room for two vehicles. Conveniently located just minutes from fish creek park. Don't miss this opportunity—schedule your private showing today!

Built in 1978

## Essential Information

MLS® #

A2236237



Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,134
Acres	0.05
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	47 Woodhill Court Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3P1

### Amenities

Parking Spaces	2
Parking	Off Street, Stall

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	3
Zoning	M-CG d50

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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