

# \$600,000 - 127 Woodford Drive Sw, Calgary

MLS® #A2209751

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

**\*First time offered for sale by original owner\***

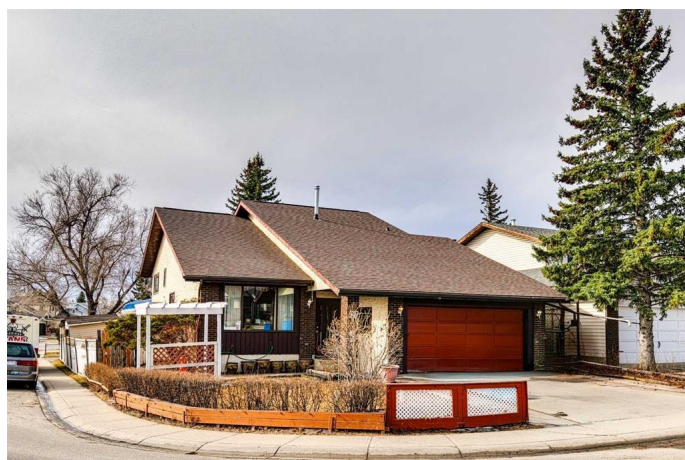
Newer Updates include new windows, roof (6 years) high efficient furnace( 3 years), 3 piece bath(4 years), hot water tank (3 years) & Fridge ( 1 year). **\*Attention contactors\*** This 4 Level split home is situated on a large corner lot & features a south backing backyard. Including a total of over 2600 sq ft of developed space. The main level offers vaulted ceilings, hardwood throughout the living room, dining room & kitchen areas. Patio access is situated off the kitchen to your sunny backyard. Upstairs Hosts 3 spacious bedrooms, a 4 piece bath & a 3 piece ensuite. The first lower level provides access to the wood burning fireplace in the family room with plenty of natural light, updated modern 3 piece bath, 4th bedroom & laundry room with access to backyard. 4th level hosts a large rec room currently used as an office. With plenty of storage and low maintenance backyard this home boasts convenience. Ideally positioned a stones throw away to fish creek park, local amenities, schools, Stoney trail access, Costco & more come see why so many love the mature neighborhood of Woodbine.

Built in 1980

## Essential Information

MLS® # A2209751

Price \$600,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,314         |
| Acres          | 0.13          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 127 Woodford Drive Sw |
| Subdivision | Woodbine              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 4C2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Mantle, Raised Hearth, Wood Burning, Brick Facing                               |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Back Yard, Corner Lot, Landscaped |
| Roof            | Asphalt Shingle                   |
| Construction    | Wood Frame                        |
| Foundation      | Poured Concrete                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 13              |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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