

# \$579,800 - 127 Woodford Drive Sw, Calgary

MLS® #A2209751

**\$579,800**

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 \$579,800



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, Wood Burning, Brick Facing, Raised Hearth
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	7
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.