

# \$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
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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	10
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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