

# \$565,000 - 116 Woodfield Green Sw, Calgary

MLS® #A2201755

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,394 sqft  
Residential on 0.08 Acres

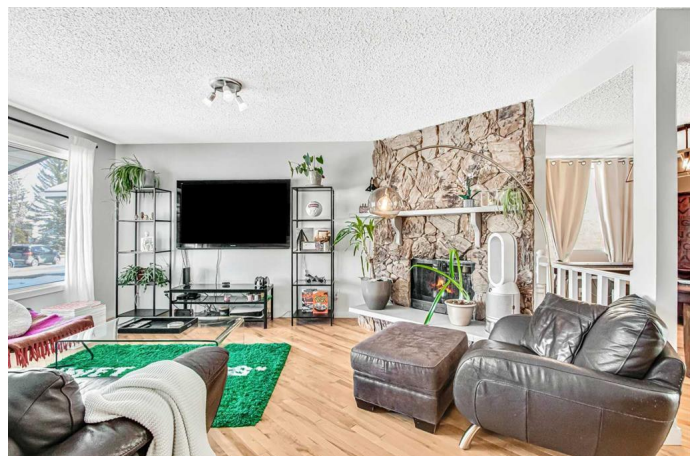
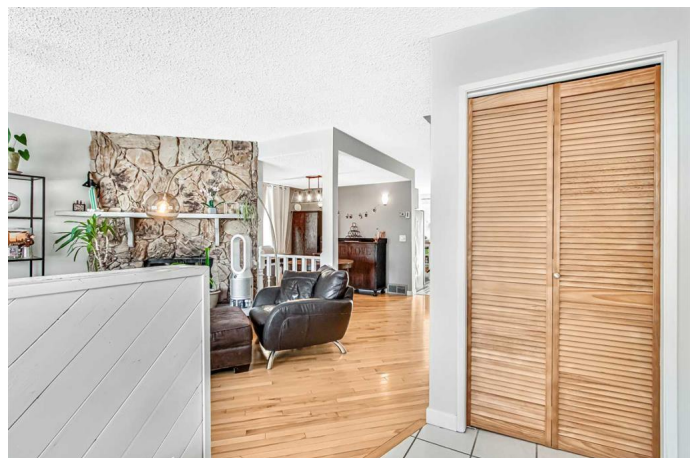
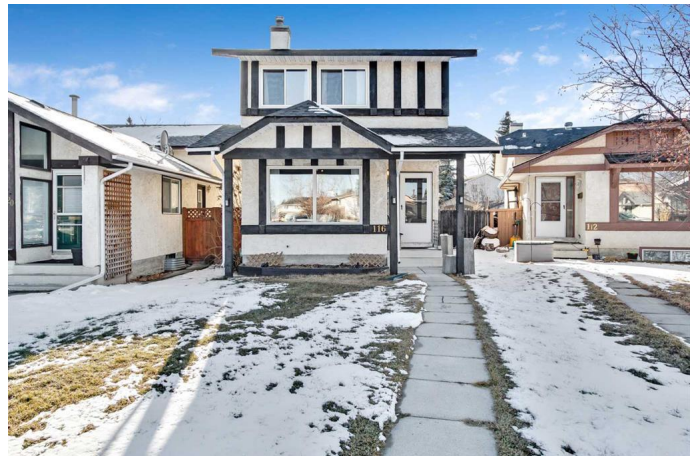
Woodbine, Calgary, Alberta

Welcome to this beautifully updated two-storey home with 1,770 sq.ft. of living space, including a finished lower level. Located on a peaceful cul-de-sac, this property is perfectly positioned across from a scenic green space and park in the highly desirable Woodbine community.

Step inside to discover stunning maple hardwood floors in the living and dining area, complemented by a charming stone-surround wood-burning fireplace. The bright and spacious kitchen features modern LVP flooring and newer appliances, with easy access to the deck and a sunny, west facing fenced yard – ideal for outdoor entertaining.

The main level also includes a convenient 2pc powder room, while the upper floor boasts a large master suite with a private 4pc ensuite, along with two additional well-sized bedrooms and a full 4pc bathroom. The lower level is fully developed, offering a versatile flex space for your personal needs, as well as ample storage and a laundry area with a washer and dryer.

Recent updates include a newer roof, fresh carpet on the stairs and upper level, new windows throughout and a new hot water tank, ensuring peace of mind for years to come. With a striking open floor plan and a grand staircase as a focal point, this home is both stylish and functional.



Located just steps from schools, shopping and the expansive Fish Creek Park, this home offers exceptional convenience. Easy access to BRT (Bus Rapid Transit) and only a 20-minute drive to downtown, making commuting a breeze.

This home truly has it all – don't miss the opportunity to make it yours!

Built in 1979

### Essential Information

MLS® #	A2201755
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,394
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 Woodfield Green Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3T9

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Pie Shaped Lot
Roof	Asphalt
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	18
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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