

\$714,999 - 87 Woodford Crescent Sw, Calgary

MLS® #A2229664

\$714,999

4 Bedroom, 4.00 Bathroom, 1,245 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

Don't Miss Out – Fully Developed 4-Level Split with Double Detached Heated Garage in a Quiet Location! This beautifully maintained and fully renovated 4-level split is tucked away in a quiet area with tree-lined views only – no neighbors in sight! Extra parking is available just across the street, making it ideal for guests or multiple vehicles.

Recent major upgrades include:

TRI-PANEL Vinyl Windows throughout (2011)

New front, side, storm, and patio doors (2011)

Garage door & opener (2011)

Two high-efficiency furnaces

50-gallon hot water tank (2023) Central A/C and whole-home humidifier 2022

The main foyer opens to a spacious living room with bay window and formal dining area. The updated kitchen features custom cabinets, porcelain countertops, black walnut shelves, a large sink, new stainless steel appliances (2022), a gas range, custom island, and under-sink water filtration. Step through the patio door to a huge south-facing double deck with pergola, electric outlets, gas line for BBQ, and a fire pit – perfect for entertaining. Upstairs, the generous primary bedroom includes a private 3-piece ensuite, with two more bedrooms and a second full bath. The lower level features a cozy family room with wooden fireplace, a fourth bedroom, and side entrance, making it ideal for guests or a private home office. The basement offers even more space with a recreation/media room wired for projector and screen, a cold storage room with



shelving, new washer & dryer, and a third full bathroom. Wired sound from the record player to the kitchen and pre-installed wall cords for two outdoor speakers offer built-in entertainment, along with a wired alarm system (Supreme Security, \$45/month) for peace of mind. The detached double garage is heated, equipped with floor-to-ceiling shelving, a workbench, and extra storage. The phantom screen on the front door adds a final touch of functionality. This move-in ready home offers unmatched value, modern comfort, and custom upgrades – all in a tranquil, tree-lined location. Walking /Biking path from front of the house will take you after a short ride to our beautiful Fish Creek Park. Few mins drive to Costo and easy access to Stoney Tr.

Built in 1981

Essential Information

MLS® #	A2229664
Price	\$714,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,245
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	87 Woodford Crescent Sw
Subdivision	Woodbine
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 4C6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Beamed Ceilings
Appliances	Central Air Conditioner, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Garden, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Glass
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	21
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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