# \$775,000 - 71 Woodfield Drive Sw, Calgary

MLS® #A2216971

#### \$775,000

6 Bedroom, 3.00 Bathroom, 1,273 sqft Residential on 0.09 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE Saturday, May 3 from 2-4pm\*\*
Welcome to 71 Woodfield Drive SW â€" a
stylishly updated 6-bedroom home in the heart
of Woodbine, offering over 1,800 sqft of
developed living space on a generous 4,000+
sqft lot. This home blends comfort, modern
upgrades, and practical living with incredible
versatility â€" including an illegal basement
suite, RV parking, and a double detached
garage!

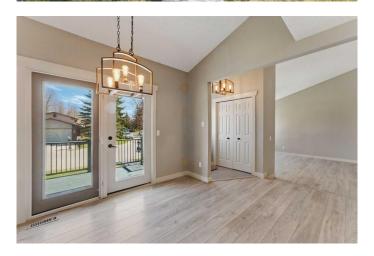
Step onto the sunny south-facing front balcony, perfect for morning coffee, or relax in the west-facing backyard that offers a private setting with a concrete walkway – ideal for entertaining or evening unwinding. Inside, the bright and open layout features 2 bathrooms on the main level and another full bath in the lower suite, offering flexibility for families or multi-generational living.

The illegal suite includes 2 bedrooms, a full kitchen, private entrance via the garage, and loads of natural light – ideal for extended family, guests, or a mortgage helper opportunity. Recent renovations have elevated this home with new flooring, modernized kitchens and baths, updated lighting, plumbing, and electrical work, plus a newer roof for peace of mind.

Enjoy ample parking with a detached double garage and rear RV stall, while the unbeatable location near Fish Creek Provincial Park







connects you to nature, recreation, and walking trails. Woodbine remains one of Calgary's most sought-after southwest communities, loved for its mature trees, schools, and quick access to shopping, transit, and major routes.

Whether you're starting fresh, upsizing, or investing smart – this move-in ready property offers outstanding value in a tight market.

Built in 1979

#### **Essential Information**

MLS® # A2216971 Price \$775,000

Bedrooms 6
Bathrooms 3.00
Full Baths 3

Square Footage 1,273 Acres 0.09 Year Built 1979

Type Residential
Sub-Type Detached

Style 4 Level Split

Status Active

# **Community Information**

Address 71 Woodfield Drive Sw

Subdivision Woodbine
City Calgary
County Calgary
Province Alberta
Postal Code T2W 3T3

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached, Parking Pad

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan, Separate Entrance

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Brick Facing, Living Room, Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard, Few Trees, Level, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 2

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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