# \$524,900 - 106 Woodfield Close Sw, Calgary

MLS® #A2268013

### \$524,900

4 Bedroom, 2.00 Bathroom, 942 sqft Residential on 0.07 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE SATURDAY NOVEMBER 1, 2025 12:00-2:00pm. Welcome to this sweet and inviting home tucked onto a private corner lot in one of Calgary's most desirable communities of Woodbine. You'II love the incredible location with easy access in and out of the neighborhood via 130th Avenue to Stoney Trail or 24th Street to Anderson Road. It's also just a short walk to the local shopping mall, schools, playgrounds, and the endless walking and biking trails of Fish Creek Park. From the moment you arrive, the charming curb appeal stands out with trendy white siding with black trim, mature tree, and a spacious corner lot with a sunny south facing backyard. Inside, the main level offers easy care laminate flooring, a large living room and dining area, and a bright, functional kitchen with stainless steel appliances (all replaced in 2021). There is also a clever coffee bar and extra space for a kitchen armoire or casual dining nook that is perfect for morning routines or entertaining friends. Upstairs, you'II find a spacious primary bedroom and a generous second bedroom, both sharing a full 4 piece bathroom. The lower level offers two additional bedrooms, one featuring its own full ensuite making it ideal for guests, teens, or a home office. If you prefer more living space you can easily convert one bedroom into a cozy family room, media area, or playroom. The 4th level provides plenty of storage, a laundry area, crawl space, and a utility room with a furnace that was replaced just 5 years ago, giving







peace of mind for years to come. Step outside to your private backyard featuring a ground level deck, great for BBQs and relaxing in the sun. The oversized 20' x 24' garage is insulated and heated, offering ample space for vehicles, hobbies, or a workshop. Homes like this, with a quiet location, excellent community amenities, and great layout are rare in this price range. Whether you are a first-time buyer, young family, or someone looking for an affordable move-up option, this charming home checks all the boxes!

Built in 1980

#### **Essential Information**

MLS® # A2268013 Price \$524,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 942

Acres 0.07

Year Built 1980

Type Residential Sub-Type Detached

Style 4 Level Split

Status Active

## **Community Information**

Address 106 Woodfield Close Sw

Subdivision Woodbine

City Calgary

County Calgary
Province Alberta

Postal Code T2W 3V4

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Heated

Garage, Insulated, Oversized

# of Garages 2

#### Interior

Interior Features Built-in Features, No Smoking Home, Storage, Sump Pump(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Partial

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed October 30th, 2025

Days on Market 5

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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