

# \$749,900 - 36 Woodford Place Sw, Calgary

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MLS® #A2210605

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,917 sqft

Residential on 0.20 Acres

Woodbine, Calgary, Alberta

Massive Price Drop â€“ Act Fast!!! Stunning Renovated Home in Woodbine â€“ Move-In Ready with Modern Upgrades Throughout!

Welcome to this beautifully updated home located in the desirable community of Woodbine. Thoughtfully renovated from top to bottom, this home blends timeless charm with high-end modern finishesâ€”perfect for families or buyers looking for a turnkey property.

Step into a spacious and inviting layout featuring a completely renovated kitchen (2024) with quartz countertops, a large new island, sleek new cabinets, and two fridges that seamlessly function as a double-door unit. All appliances were upgraded in 2022, and a dedicated water filtration tap sits conveniently beside the main kitchen sink faucet for clean, filtered drinking water. A brand new door (2022) leads from the kitchen to the backyard, opening onto a beautiful composite deckâ€”ideal for outdoor dining and entertaining.

The living and dining areas feature luxury vinyl plank flooring (2022), a grand 8-foot entrance door (2020), and an elegant chandelier (2020). The entire home is fitted with triple-pane windows (2022), providing excellent energy efficiency, noise reduction, and year-round comfort.



The cozy family room offers a real wood-burning fireplace, luxury vinyl plank flooring (2022), and recessed pot lights (2020). A fully renovated main floor bathroom (2020) and a main floor bedroom with updated flooring and new patio doors (2020) add functionality and style.

Upstairs, you'll find three generously sized bedrooms, all with luxury vinyl plank flooring (2022) and brand-new doors and jambs (2025). A skylight brightens the common area. The newly completed common bathroom (2025) has never been used, while the primary bedroom includes updated flooring (2022) and a gorgeous ensuite bathroom (2024) with a sliding barn door.

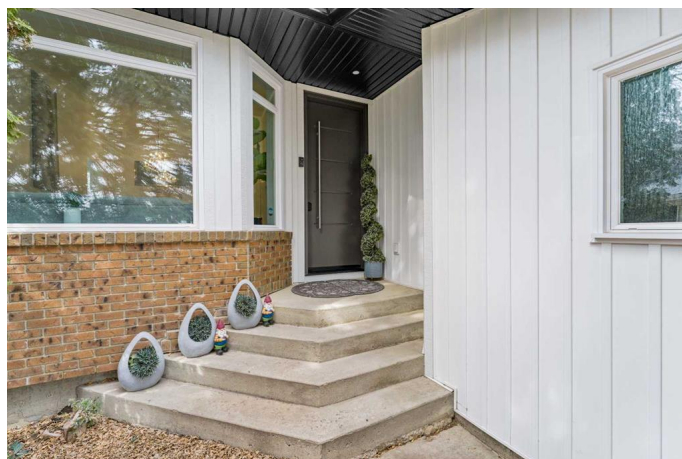
Set on a spacious pie-shaped lot, this home offers a huge backyardâ€”perfect for kids, pets, and entertaining. In addition to the main deck off the kitchen, there's a second composite deck on the east side of the home, complete with a cozy gazeboâ€”a perfect spot to unwind and enjoy summer evenings.

**Additional Features:** Partially finished basement with a bonus room and upcoming egress window. Renovations completed between 2020â€“2025 for modern appeal and long-term peace of mind Located in the family-friendly community of Woodbine, near parks, schools, and shopping, Only a 7-minute drive to Tsuutâ€™ina Nationâ€™s modern shopping plaza, and just 5 minutes to Fish Creek Park, one of Canadaâ€™s largest urban parks, Triple-pane windows throughout the entire home (2022). This exceptional home offers space, style, and quality in one of Calgaryâ€™s most established neighbourhoods. Donâ€™t miss your opportunity to make it yours!

Built in 1986

## Essential Information

MLS® #	A2210605
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,917
Acres	0.20
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active



## Community Information

Address	36 Woodford Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3Y7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	19
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Canyon Creek
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