

# **\$564,900 - 363 Woodfield Place Sw, Calgary**

MLS® #A2214155

**\$564,900**

4 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.07 Acres

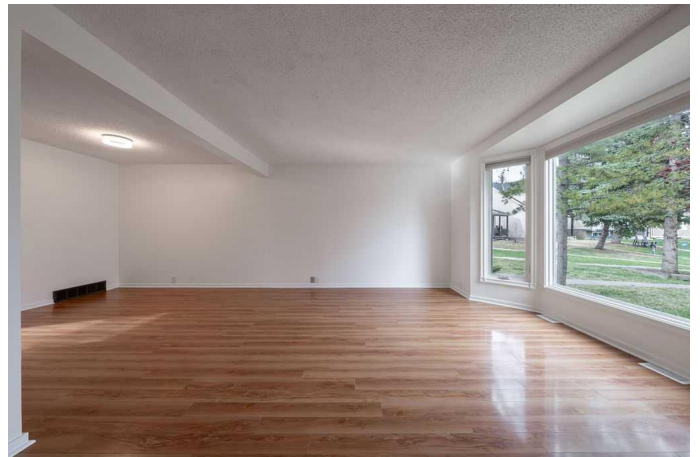
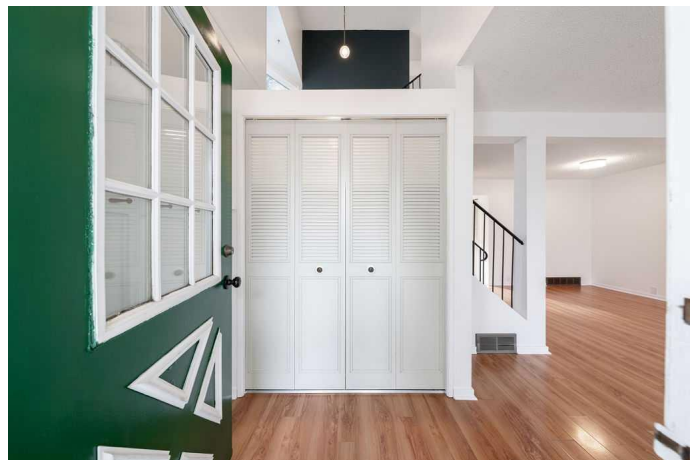
Woodbine, Calgary, Alberta

Welcome to 363 Woodfield Place SW, a well-maintained 4-bedroom home tucked away on a quiet cul-de-sac in the established community of Woodbine. Offering 1,873.57 of developed living space, this property features a thoughtful layout and a host of valuable updates.

The main level offers a bright and functional living space that flows into a spacious dining area and kitchen. Recent improvements include fresh paint, new lighting fixtures, and a new dishwasher (within the last year). The home features high-grade laminate flooring on the main level and brand new carpet on the upper floor installed in March/April 2025. A 2-piece bathroom on the main level adds extra convenience for guests and family life.

Upstairs, youâ€™ll find three generously sized bedrooms and a partially remodelled full bathroom (2016). The lower level includes a fourth bedroom, a cozy rec space, and ample storage.

Significant mechanical updates include new windows throughout the home (2019), a new hot water tank (2024), a furnace replacement approximately 15 years ago, and a new furnace blower installed just a few months ago. The home is outfitted with copper piping and has a paved back alley with space for a future garage or parking pad.



Located close to schools, parks, shopping, and Fish Creek Park, this home combines comfort, functionality, and long-term value in one of Calgary's most beloved communities. Don't miss your opportunity to call this home!

Built in 1979

**Essential Information**

MLS® #	A2214155
Price	\$564,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	363 Woodfield Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3Y1

**Amenities**

Parking Spaces	2
Parking	On Street, None

**Interior**

Interior Features	No Smoking Home, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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