

# \$795,000 - 164 Woodfield Road Sw, Calgary

MLS® #A2261675

## \$795,000

4 Bedroom, 4.00 Bathroom, 2,182 sqft

Residential on 0.14 Acres

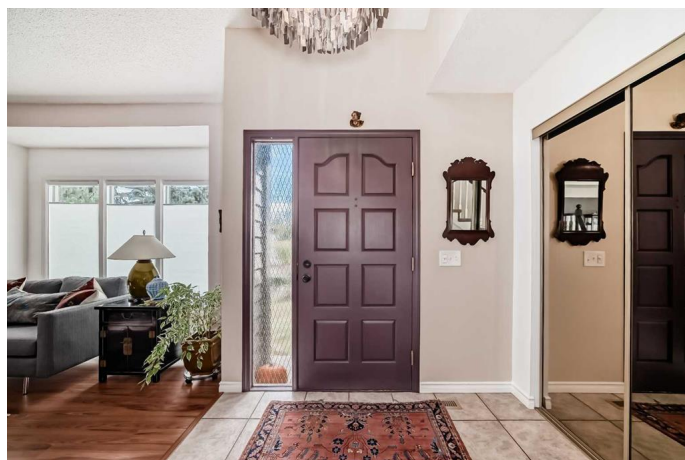
Woodbine, Calgary, Alberta

Beautiful, family home close to Fish Creek Park. Well laid out, family home with 3 bedrooms up and 4 bathrooms in total. Fantastic kitchen with newer, stainless steel appliances. Main floor has a casual dining area and a formal dining room. Plenty of room to spread out on the main and upper floors. Great mudroom/laundry room area. Large primary bedroom with 3 piece bath. Second and third bedrooms up have decent space as well. Some newer windows throughout, including an egress window in the basement. Furnace and hot water tank replaced in 2017. Air conditioner added in 2018. Lower level has a separate entrance through the garage. North side backyard, perfect for keeping cool on those hot, summer days. Mostly finished basement with a single bedroom, full bath and wet bar area. Very close to Fish Creek Park and Woodbine Elementary School.

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2261675  |
| Price          | \$795,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,182     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1985        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 164 Woodfield Road Sw |
| Subdivision | Woodbine              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 3V9               |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, Bookcases                                                            |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Freezer, Garburator, Refrigerator, Washer, Window Coverings, Built-In Electric Range |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas, Other                                                                                                             |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full                                                                                                                   |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Garden, Rain Barrel/Cistern(s)                                    |
| Lot Description   | Garden, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers |
| Roof              | Cedar Shake                                                       |
| Construction      | Wood Frame                                                        |
| Foundation        | Wood                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 44                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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