

\$549,900 - 51 Woodfern Rise Sw, Calgary

MLS® #A2169037

\$549,900

3 Bedroom, 2.00 Bathroom, 1,178 sqft
Residential on 0.10 Acres

Woodbine, Calgary, Alberta

Welcome to this well cared for 4 level split home, offering 1178 sq ft of living space, a perfect opportunity to enter the market at an affordable price! With great curb appeal, this lovely property features numerous updates, including newer flooring on the main level, replaced windows and doors (2015), a newer furnace (2015), a hot water tank (2021), and roof shingles (2017). The generous layout starts with a bright living room that welcomes you through a sunny bay window. The adjacent kitchen boasts beautiful cupboards, stainless steel appliances, and ample storage space, along with a separate dining area featuring a large window, ideal for family meals. Upstairs, you'll find the primary bedroom with a 4 piece ensuite, plus two additional bedrooms and a second 4 piece bath. The third level features a spacious rec room, while the fourth level offers an unfinished basement area perfect for storage, complete with a washer and dryer. Step outside to enjoy the west facing backyard, which includes a large deck perfect for summer gatherings. The fully fenced private yard also features an oversized double detached garage and a large shed, providing plenty of additional storage. Located close to all amenities including schools, parks, and Southcentre Shopping Mall, this home is just a 10 minute drive to Costco and only 40 minutes to the mountains. With quick access to Macleod Trail and the Southwest Ring Road, you'll love the convenience of this fantastic



location. Donâ€™t miss out, book your private showing today!

Built in 1980

Essential Information

MLS® #	A2169037
Price	\$549,900
Sold Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	51 Woodfern Rise Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4W7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Lighting, Private Yard
Lot Description Back Lane, Rectangular Lot
Roof Asphalt Shingle
Construction Brick, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 27th, 2024
Date Sold October 10th, 2024
Days on Market 13
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.