



# 107 Woodford Crescent Calgary Alberta

\$549,900

OPEN HOUSE - SAT 2:00-4:00pm!! Opportunity Knocks in Woodbine! -- Welcome to 107 Woodford Crescent. A fantastic opportunity to enter the market with a single family home, within one of Calgary's most sought after and mature communities. Located on a quiet, family-friendly street in the heart of Woodbine, this spacious split-level offers incredible potential for first-time buyers, renovators, or investors. The split-level design, spread across four developed levels, provides an abundance of living space, giving your family room to grow and spread out. Enjoy multiple living areas, generous-sized bedrooms, and a flexible layout that can easily be personalized to suit your family's lifestyle. This is an amazing home, with all the space a family could ask for. Priced almost 50,000\$ below the city's assessed value, this could be a great opportunity to build instant equity in a highly desirable southwest community known for its mature trees, excellent schools, and proximity to Fish Creek Park. Don't miss your chance to transform this well-located property into the home of your dreams. 107 Woodford Crescent SW is a rare opportunity at an unbeatable price--act fast! (id:6769)

Bedroom 15.75 Ft x 8.75 Ft  
Primary Bedroom 21.92 Ft x 11.92 Ft  
4pc Bathroom 8.25 Ft x 6.75 Ft  
Laundry room 3.28 Ft x 9.84 Ft  
Other 11.58 Ft x 5.33 Ft  
Bedroom 11.83 Ft x 9.42 Ft  
Den 12.58 Ft x 15.58 Ft

Family room 23.58 Ft x 11.75 Ft  
2pc Bathroom 7.92 Ft x 6.58 Ft  
Living room 13.45 Ft x 9.51 Ft  
Dining room 12.08 Ft x 10.17 Ft  
Eat in kitchen 16.17 Ft x 8.75 Ft  
3pc Bathroom 9.92 Ft x 3.75 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca