



2 Woodfern Road Calgary Alberta

\$515,000

Step into a rare find in Woodbine. This half-duplex at 2 Woodfern Road SW gives you flexibility, upside, and real options. The main level offers three bedrooms, a full bathroom, an updated kitchen and fresh, modern finishes. The lower level is a fully finished, self-contained illegal suite with its own entrance, kitchen, two bedrooms, bathroom, and separate laundry. Use it however you need... live upstairs and rent the suite, keep family close but independent, or secure a smart, income-focused investment. Woodbine is one of Calgary's most convenient established communities with transit, grocery stores, parks, and everyday amenities only a short walk away. Quiet streets, mature trees, and a strong family feel make it easy to see why people stay in this area for years. Whether you are a first-time buyer hoping to offset housing costs or an investor looking for a property with clear rental potential, this home delivers. With its dual-living layout 2 Woodfern Road SW offers the kind of flexibility that is hard to find for such a good price!! (id:6769)

4pc Bathroom 5.25 Ft x 10.17 Ft

Bedroom 18.00 Ft x 11.67 Ft

Bedroom 12.75 Ft x 8.67 Ft

Dining room 6.83 Ft x 5.08 Ft

Kitchen 6.08 Ft x 13.50 Ft

Recreational, Games room 14.92 Ft x 13.83 Ft

Furnace 7.67 Ft x 3.83 Ft

4pc Bathroom 4.92 Ft x 9.08 Ft

Bedroom 8.58 Ft x 9.83 Ft

Bedroom 10.42 Ft x 8.08 Ft

Dining room 5.08 Ft x 8.58 Ft

Kitchen 14.25 Ft x 13.17 Ft

Living room 14.25 Ft x 11.75 Ft

Primary Bedroom 10.42 Ft x 14.83 Ft

Listing Presented By:



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eXp Realty

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