

**71 Woodfield Drive SW**  
**Calgary, Alberta**

**MLS # A2216971**



**\$775,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** Stove, Hood Fan, Refrigerator in suite

OPEN HOUSE Saturday, May 3 from 2-4pm\*\* Welcome to 71 Woodfield Drive SW &ndash; a stylishly updated 4-bedroom home in the heart of Woodbine, offering over 1,800 sqft of developed living space on a generous 4,000+ sqft lot. This home blends comfort, modern upgrades, and practical living with incredible versatility &ndash; including an illegal basement suite, RV parking, and a double detached garage! Step onto the sunny south-facing front balcony, perfect for morning coffee, or relax in the west-facing backyard that offers a private setting with a concrete walkway &ndash; ideal for entertaining or evening unwinding. Inside, the bright and open layout features 2 bathrooms on the main level and another full bath in the lower suite, offering flexibility for families or multi-generational living. The illegal suite includes 2 bedrooms, a full kitchen, private entrance via the garage, and loads of natural light &ndash; ideal for extended family, guests, or a mortgage helper opportunity. Recent renovations have elevated this home with new flooring, modernized kitchens and baths, updated lighting, plumbing, and electrical work, plus a newer roof for peace of mind. Enjoy ample parking with a detached double garage and rear RV stall, while the unbeatable location near Fish Creek Provincial Park connects you to nature, recreation, and walking trails. Woodbine remains one of Calgary's most sought-after southwest communities, loved for its mature trees, schools, and quick access to shopping, transit, and major routes. Whether you're starting fresh, upsizing, or investing smart &ndash; this move-in ready property offers outstanding value in a tight market.