

2 Woodfern Road SW
Calgary, Alberta

MLS # A2273146



\$515,000

Division:	Woodbine		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,020 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Two Mattresses, Two bed frames, tv, couch, desk, glass table, additional Stove, Refrigerator, dishwasher, washer and dryer in suite.

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!!