

**107 Woodford Crescent SW**  
**Calgary, Alberta**

**MLS # A2278674**



**\$537,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** None

Welcome to 107 Woodford Crescent SW, a well-designed split-level home offering expansive square footage and exceptional value in Woodbine. One of Calgary's most sought after and mature South-West neighbourhoods. Priced at \$537,900, well below its assessed value, this residence combines space, functionality, and thoughtful design, making it an excellent opportunity for families, professionals, or buyers looking to add long-term value. The 4,165 square foot lot—one of the largest in the neighbourhood, is beautifully landscaped, highly curated and offers ample outdoor space for relaxation, entertaining, or future possibilities. Inside, the home's practical front entry is the first standout feature, opening into a true foyer (not the living room) with dedicated space for all of a family's needs. The intentional design enhances everyday functionality and keeps the main living areas welcoming and uncluttered. The home's split-level layout provides almost 2000 square feet of living space. With multiple well separated living areas, the home offers unparalleled versatility and adaptability. The principal rooms are all generously sized, offering comfort and flexibility for the whole family. A newer roof, completed just five years ago, adds peace of mind and long-term value, complementing the home's solid construction and overall appeal. With its combination of space, smart layout, outdoor charm, and an unbeatable price point, 107 Woodford Crescent SW stands out as a rare opportunity in today's market.