

**107 Woodford Crescent SW
Calgary, Alberta****MLS # A2278674****\$537,900**

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.