

# \$549,900 - 47 Woodford Crescent Sw, Calgary

MLS® #A2265973

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Discover this beautifully maintained 4-level split in the heart of family-friendly WOODBINE, offering nearly 2,000 sq ft of developed living space on a large, private lot with a sunny SOUTH-FACING backyard. Ideally located within walking distance to all levels of schools, transit, local parks, and amenities—and just minutes from Stoney Trail for easy access around the city.

The main level features a bright, spacious living room with expansive floor-to-ceiling windows that flood the home with natural light and create a warm, welcoming atmosphere. The adjoining dining room provides excellent flow for family gatherings and entertaining. The kitchen is clean, bright, and functional—ready for your personal touch or future updates.

Upstairs, the primary bedroom overlooks the SOUTH-FACING backyard and features a 3-piece ENSUITE with a walk-in shower. Two additional generous bedrooms and a 4-piece main bath complete this level. The third level offers a cozy family room with separate access to the backyard and a convenient 2-piece bath, while the basement provides ample storage space, storage rooms and potential for future development.

Step outside to enjoy the low-maintenance backyard complete with a gorgeous deck, hot tub, and mature trees—a perfect space for relaxing or hosting summer get-togethers. The



## 47 WOODFORD CRESCENT SW

RECA MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 600.91 Sq Ft / 55.82 m<sup>2</sup>  
UPPER LEVEL (AG) - 572.13 Sq Ft / 53.15 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1,173.04 Sq Ft / 108.97 m<sup>2</sup>  
LOWER LEVEL (BG) - 592.50 Sq Ft / 55.04 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 180.91 Sq Ft / 16.81 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 399.63 Sq Ft / 37.13 m<sup>2</sup>  
TOTAL AG/BG AREA - 2,346.08 Sq Ft / 217.95 m<sup>2</sup>



OVERSIZED, heated double garage (with 220V wiring) is ideal for a workshop or hobbyist, and thereâ€™s even small RV PARKING off the PAVED back lane. Out front, a wide berm/easement provides a peaceful buffer and a great walking path for dog owners, plus plenty of street parking for guests.

This is a rare opportunity to own a well-cared-for, affordable family home in one of Calgaryâ€™s most established communitiesâ€”where comfort, function, and location come together perfectly.

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2265973      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,173         |
| Acres          | 0.12          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

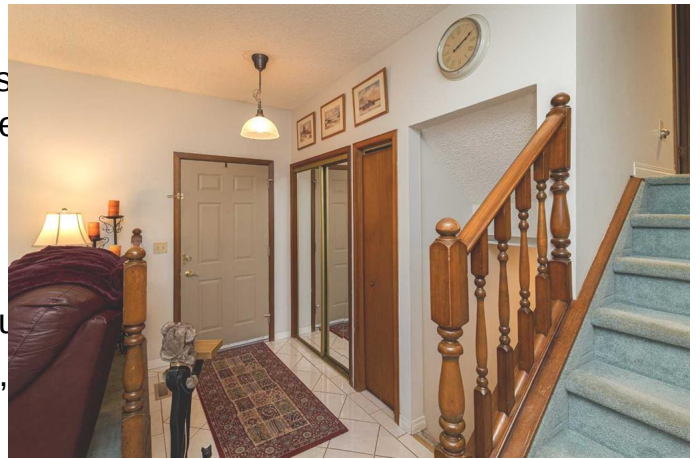
|             |                         |
|-------------|-------------------------|
| Address     | 47 Woodford Crescent Sw |
| Subdivision | Woodbine                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 4C6                 |

**Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                      |
| Parking        | 220 Volt Wiring, Alley Access, Automatic Garage Opener, Heated Garage, Overhead Garage |
| # of Garages   | 2                                                                                      |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Hardwood Floors, Walk-In Closet              |
| Appliances        | Built-In Oven, Dishwasher, Electric Range, Freezer, Washer, Window Coverings |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Wood Burning                                                                 |
| Has Basement      | Yes                                                                          |
| Basement          | Full                                                                         |



## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame, Wood Siding                                     |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 8                  |
| Zoning         | R-CG               |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|-------------------------------------------|

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