

363 Woodfield Place SW  
Calgary, Alberta

MLS # A2214155



\$564,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	n/a		

Welcome to 363 Woodfield Place SW, a well-maintained 4-bedroom home tucked away on a quiet cul-de-sac in the established community of Woodbine. Offering 1,873.57 of developed living space, this property features a thoughtful layout and a host of valuable updates. The main level offers a bright and functional living space that flows into a spacious dining area and kitchen. Recent improvements include fresh paint, new lighting fixtures, and a new dishwasher (within the last year). The home features high-grade laminate flooring on the main level and brand new carpet on the upper floor installed in March/April 2025. A 2-piece bathroom on the main level adds extra convenience for guests and family life. Upstairs, you’ll find three generously sized bedrooms and a partially remodelled full bathroom (2016). The lower level includes a fourth bedroom, a cozy rec space, and ample storage. Significant mechanical updates include new windows throughout the home (2019), a new hot water tank (2024), a furnace replacement approximately 15 years ago, and a new furnace blower installed just a few months ago. The home is outfitted with copper piping and has a paved back alley with space for a future garage or parking pad. Located close to schools, parks, shopping, and Fish Creek Park, this home combines comfort, functionality, and long-term value in one of Calgary’s most beloved communities. Don't miss your opportunity to call this home!