

\$749,900 - 256 Woodfield Place Sw, Calgary

MLS® #A2228643

\$749,900

3 Bedroom, 3.00 Bathroom, 1,701 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Tucked away in a peaceful cul-de-sac and backing directly onto a park green space, this captivating two-storey gem in Woodbine is the spacious family living and unbeatable location. Step into your private backyard oasis featuring a spacious deck, blooming landscaping, underground sprinklers, a BBQ gas line, and direct access from both the kitchen nook and family room. Inside, the main floor is warm and inviting with rich hardwood flooring throughout, soaring vaulted ceilings in the front living room, and a second cozy family room with stunning exposed beams and a charming wood-burning fireplace equipped with a natural gas log lighter. The kitchen is both stylish and functional, offering gleaming granite countertops, stainless steel appliances, and a reverse osmosis water system. Enjoy the flexibility of a formal dining room for special occasions and a bright, casual breakfast nook for everyday meals. A refreshed powder room with updated counters and lighting completes the main level. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet, second closet, and an updated 3-piece ensuite. The main 4-piece hall bath has also been tastefully renovated. Additional highlights include an insulated attached garage, central A/C, a high-efficiency furnace (2022), HRV unit (2021), and a spacious unfinished basement with excellent potential for future development. This is a rare opportunity to own a lovingly maintained home in one of Calgary's most established



and nature-rich communitiesâ€”just steps from Fish Creek Park and close to all the amenities you need. Donâ€™t miss your chance to call Woodbine home!

Built in 1980

Essential Information

MLS® #	A2228643
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	256 Woodfield Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior Lot, Lawn, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	52
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.