

# \$775,000 - 71 Woodfield Drive Sw, Calgary

MLS® #A2216971

**\$775,000**

6 Bedroom, 3.00 Bathroom, 1,273 sqft  
Residential on 0.09 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE Saturday, May 3 from 2-4pm\*\*  
Welcome to 71 Woodfield Drive SW â€” a stylishly updated 6-bedroom home in the heart of Woodbine, offering over 1,800 sqft of developed living space on a generous 4,000+ sqft lot. This home blends comfort, modern upgrades, and practical living with incredible versatility â€” including an illegal basement suite, RV parking, and a double detached garage!

Step onto the sunny south-facing front balcony, perfect for morning coffee, or relax in the west-facing backyard that offers a private setting with a concrete walkway â€” ideal for entertaining or evening unwinding. Inside, the bright and open layout features 2 bathrooms on the main level and another full bath in the lower suite, offering flexibility for families or multi-generational living.

The illegal suite includes 2 bedrooms, a full kitchen, private entrance via the garage, and loads of natural light â€” ideal for extended family, guests, or a mortgage helper opportunity. Recent renovations have elevated this home with new flooring, modernized kitchens and baths, updated lighting, plumbing, and electrical work, plus a newer roof for peace of mind.

Enjoy ample parking with a detached double garage and rear RV stall, while the unbeatable location near Fish Creek Provincial Park



connects you to nature, recreation, and walking trails. Woodbine remains one of Calgary's most sought-after southwest communities, loved for its mature trees, schools, and quick access to shopping, transit, and major routes.

Whether you're starting fresh, upsizing, or investing smart – this move-in ready property offers outstanding value in a tight market.

Built in 1979

**Essential Information**

MLS® #	A2216971
Price	\$775,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,273
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	71 Woodfield Drive Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3T3

**Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Few Trees, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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