

**181 Woodford Drive SW  
Calgary, Alberta**

**MLS # A2277176**

**\$745,000**



<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Solar Tube(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained and thoughtfully updated 2-storey home, ideally situated on a corner lot in the sought-after community of Woodbine. Pride of ownership is evident throughout, with numerous upgrades over the years including a renovated kitchen, removal of poly-B plumbing, and hardwood flooring that flows throughout the home. The main floor offers a spacious and functional layout featuring a bright living room and formal dining area, an updated eat-in kitchen overlooking the garden, cozy family room, dedicated office/den, convenient main-floor laundry, and a 2-piece guest bathroom—perfect for both everyday living and entertaining. Upstairs you'll find three well-sized bedrooms, including the primary retreat overlooking the backyard and complete with its own ensuite bathroom. The fully developed basement adds valuable living space with a large recreation room and an additional bedroom, plus a generous undeveloped area currently set up as a workshop—ideal for hobbies, storage, or future customization. Completing the home is a finished double attached garage featuring durable epoxy flooring and smart organization designed to maximize storage and vehicle space. Enjoy the unbeatable location just steps from parks and green spaces, with easy access to schools, shopping, transit, and major routes. A fantastic opportunity to own a move-in-ready home in one of Calgary's most established southwest communities.