

20 Woodford Crescent SW  
Calgary, Alberta

MLS # A2226718



**\$659,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Garden shed

Discover the perfect family haven nestled on a quiet street just moments away from the breathtaking vistas of the thousands of acres of Fish Creek Park. This beautifully updated single-family home offers 1,289 square feet of upstairs living space as well as a fully developed lower level - featuring 4 spacious bedrooms and 3 modern bathrooms. Enjoy the elegance of new flooring, stylish light fixtures, and a contemporary kitchen boasting quartz countertops and sleek cupboards. Step outside to your private deck overlooking a sunny west-facing backyard—ideal for family gatherings and outdoor play. With excellent public and separate schools nearby, ample community green space, and convenient shopping just around the corner, this no-smoking, no-pet home is designed with young families in mind. Don't miss your chance to create lasting memories in this cozy retreat!