

# \$650,000 - 28 Woodstock Road Sw, Calgary

MLS® #A2223453

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.10 Acres

Woodlands, Calgary, Alberta

Welcome to this lovingly maintained home in the heart of Woodlands – just steps from schools, shopping, parks, playgrounds, and the natural beauty of Fish Creek Park.

From the moment you enter, you™ll be greeted by a bright, spacious foyer that sets the tone for this warm and inviting home. The cozy wood-burning fireplace adds charm and comfort and opens to a generous living and dining area – perfect for family gatherings and entertaining.

The functional kitchen offers plenty of cabinetry and is complemented by a nearby pantry in the back hallway, providing additional storage. You'll appreciate the convenience of main-floor laundry and a guest powder room.

Step outside into a beautifully landscaped backyard oasis featuring a fruit tree, violets, and ample space for gardening, relaxing, or summer BBQs.

Upstairs, a bright stairwell leads to three well-sized bedrooms. The primary suite includes a spacious ensuite bathroom and walk-in closet, while an additional full bathroom serves the other two bedrooms. The fully developed basement offers even more living space, including a large rec area, a generous storage room, a furnace room, and a bonus room traditionally used as a bedroom (please note: window egress does not meet current code).

A double attached garage and a roomy driveway with space for two additional vehicles provide excellent parking and storage options.



Contact your favourite realtor to set up your personal viewing and see if this is the house you will soon call home!

Built in 1983

### Essential Information

MLS® #	A2223453
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,577
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	28 Woodstock Road Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5V7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Central Vacuum, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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