

\$725,000 - 88 Woodford Close Sw, Calgary

MLS® #A2266902

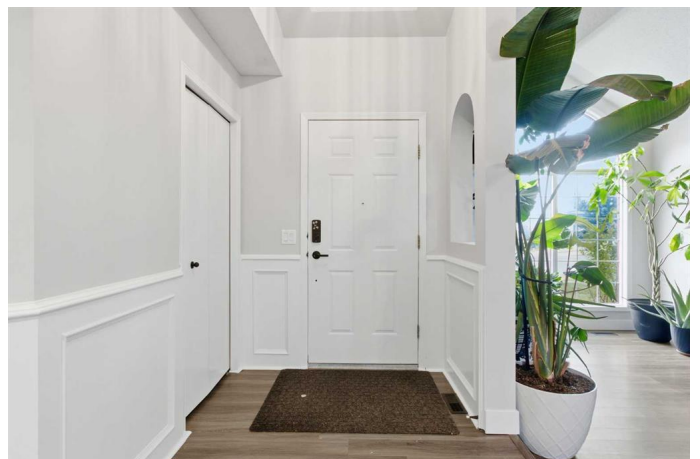
\$725,000

4 Bedroom, 3.00 Bathroom, 2,085 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Where Chinook warmth meets Rocky Mountain cool. This is suburban living done with intention — just under 2,100 sq. ft. of open, light-filled space in one of Calgary's most established communities. The moment you walk in, the line of sight says everything: front door ? custom staircase ? backyard. It's a visual runway of calm and connection. The vaulted ceilings rise above the west-facing family room and formal dining, catching golden-hour light that spills into the home — a wide, functional space designed for real life. Think generous prep zones, storage that actually stores, and a kitchen sink framed by backyard views (because yes, the best family homes are built around that window). A wood-burning fireplace with gas starter brings romance to the winter months, while main floor laundry and a fourth bedroom/office deliver everyday practicality. Upstairs, three more bedrooms keep the family close — without feeling crowded. Fresh paint, new vinyl floors, and baseboards reset the tone, but it's the behind-the-scenes upgrades that make this home truly next level: dual high-efficiency furnaces (2018), twin A/C units, Trane CleanEffects air cleaner (2021), water softener and reverse osmosis system (2023), and full poly-B to PEX replacement. Out back, low-maintenance turf, pavers, a BBQ gas line, and a hot tub make this yard your year-round escape. Even the garage comes finished — insulated, drywalled, and painted — because in



Calgary, thatâ€™s more than a perk; itâ€™s a power move.88 Woodford Close SW â€™ a home that blends function, flow, and a little firelight.

Built in 1990

Essential Information

MLS® #	A2266902
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,085
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	88 Woodford Close Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5P3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s)
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mixed
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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.