

# \$1,050,000 - 104 Woodgate Close Sw, Calgary

MLS® #A2219666

**\$1,050,000**

5 Bedroom, 3.00 Bathroom, 2,865 sqft

Residential on 0.27 Acres

Woodlands, Calgary, Alberta

PREMIUM 2,865 SQ.FT (4 BEDRM) TWO STOREY BACKING ONTO FISH CREEK PARK AND SITTING ON A HUGE (11,760sq. ft )LOT . EXPANSIVE VIEWS OF FISH CREEK PARK AND GOLF COURSE ALONG WITH PATH SYSTEM . OPEN DESIGNED MAIN FLOOR INCLUDES A TWO SIDED STONE FIREPLACE SEPARATING THE LIVINGROOM AND DINING ROOM, A PRIVATE OFFICE/STUDY, A CONVENIENT TWO PIECE BATHROOM , A FAMILY ROOM WITH SECOND MASONARY FIREPLACE , A WELL APPOINTED KITCHEN AND EATING AREA THAT OVERLOOKS THE BACKYARD . SPACIOUS MASTER BEDROOM UPSTAIRS HAS AN PRIVATE EAST FACING BALCONY AND RENOVATED 5 PIECE ENSUITE ; A SECOND BALCONY IS OFF ONE OF THE THREE OTHER UPSTAIRS BEDROOMS . THE UPPER FOUR PIECE BATHROOM COMPLETES THE UPSTAIRS . LOWER DEVELOPMENT FEATURES A LARGE RECROOM , A 5TH BEDROOM, A 3 PIECE BATHROOM AND DEDICATED STORAGE ROOM . AN INCREDIBLY UNIQUE PROPERTY DERIVED FROM INTIAL STRUCTURE DESIGN, HUGE LOT , AND PREMIUM PARK LOCATION . SEE VIRTUAL TOUR AND DRONE FOOTAGE WITH FOR EXTRA PHOTOS AND AERIEL VIEWS.

Built in 1981



## Essential Information

MLS® #	A2219666
Price	\$1,050,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,865
Acres	0.27
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	104 Woodgate Close Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4C1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Double Sided, Family Room, Living Room, Stone, Dining Room, Mixed
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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