

88 Woodfern Rise SW Calgary, Alberta

MLS # A2341482



\$625,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,286 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Wood Windows		

Inclusions: N/A

Welcome to 88 Woodfern Rise SW, a spacious and exceptionally versatile Woodbine home offering approximately 1,2860 sq. ft. above grade plus an additional 856 sq. ft. of developed lower-level space. Situated on a desirable corner lot with a double attached garage, this home offers an outstanding opportunity for buyers looking for space, flexibility and income potential. The main level features a well-designed floorplan with 3 bedrooms, 2 bathrooms and separate laundry. The largely original interior has been lovingly maintained by its long-time owner and offers a solid foundation for those wanting to update and personalize the home to their own taste. Two wood-burning fireplaces, that add warmth and character to the home on each level. The lower level offers tremendous versatility with a kitchen, 4-piece bathroom, bedroom, additional finished room and separate exterior access. Large windows bring an abundance of natural light into the space, creating a bright and comfortable environment. The illegal suite was rented long term providing a proven history of income potential or future mother-in-law. Laundry is conveniently located immediately outside the lower-level living area with access through the garage. Numerous important updates have already been completed, including new electrical panels with electrical work brought up to code, a new hot water tank, and both washer and dryer sets purchased in 2024. The roof is newer, adding further value and peace of mind. While the home and exterior would benefit from future cosmetic updates, including windows and siding, the solid floorplan, generous living space and numerous completed updates make this an excellent opportunity to create value in an established and sought-after community. Located in Woodbine close to parks, schools, shopping, golf and major roadways, 88 Woodfern Rise SW

offers the rare combination of substantial living space, a functional lower level, double attached garage, corner lot and income potential. Whether you're looking for mortgage assistance, space for extended family or a home you can update over time, this is an opportunity worth exploring.