7 Woodbrook Way SW

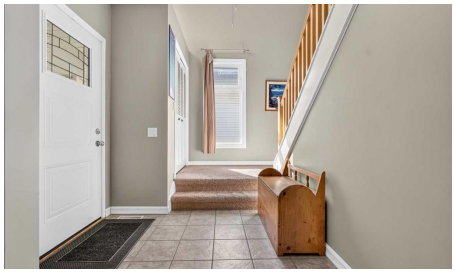
Calgary | Active | MLS® A2346273

$589,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1980**	**1,651.7 sq. ft.**

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Listed by First Place Realty

A closer look

With 4 bedrooms, 2.5 bathrooms, and almost 2300 sq ft of developed living space, this property offers a spacious and comfortable lifestyle. The big items are done - FURNACE (2024), WINDOWS / FRONT DOOR (2021), house / garage SHINGLES (2022), HOT WATER TANK (2024), SOLAR PANELS (2022), UPDATED 4 pc / 3 pc BATHROOMS (2023), chain link FENCE (2024). As you step inside, you'll be greeted by the spacious foyer featuring an impressive double volume high ceiling. Step into the living with VAULTED ceiling and huge window allowing lots of natural light in the open concept living dining room. Laminate flooring flows through this area. Continue into the large kitchen with lots of counterspace and island. This flows into a cozy family room with a gas brick fireplace you can cuddle in front of on those winter evenings. From here French doors lead onto the large back West facing deck (17.5 ft x 14.75 ft), perfect for summer BBQ’s and entertaining. The spacious back yard has lots of room for children and pets to play. Convenience is key with a main floor laundry room and a 2-piece washroom. The upper level features a huge master bedroom with room for a king size bed which is a tranquil retreat with its private UPDATED 3pc ensuite perfect for unwinding after a long day. Two additional spacious bedrooms provide ample space for family members or guests. A UPDATED 4-piece bathroom completes this level. The finished basement adds extra versatility to this fantastic home. At the bottom of the stairs is your private den/office separate from the living space. In the other direction is a large rec room for family movie or game nights. A fun bar area is currently at the one end. A large 4th bedroom with an egress window is perfect for the older child or extended family. There is also a huge separate storage room. The double detached garage has plenty of room for 2 vehicles and extra storage. Walking distance to both community schools, Woodbine School, St Jude Elem, Fish Creek Park and the shops and restaurants in Woodbine Square, Woodbine Athletic Park. A 2-minute drive to Stoney Trail South, Costco and Shops at Buffalo Run!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346273
Bedrooms	4
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,651.7 sq. ft.
Main Level Finished Area:	942.2 sq. ft.
Upper Level Finished Area:	709.5 sq. ft.
Below Grade Finished Area:	637.9 sq. ft.
Acreage:	No
Lot Area:	4,402 sq. ft.
Lot Frontage:	40'1½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1980 (Age: 46)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7911411
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Woodbine
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	kitchen island, garden tools, lawnmower
Restrictions:	None Known
Main Floor	Living Room · 13'3" × 13'2" ·
Main Floor	Dining Room · 12'3" × 10'1" ·
Main Floor	Eat in Kitchen · 11'10" × 10'5" ·
Main Floor	Family Room · 12'10" × 10'11" ·
Main Floor	Entrance · 7'9" × 7'4" ·
Main Floor	Laundry · 6'1" × 5'4" ·
Upper Level	Bedroom - Primary · 13'2" × 11'5" ·

Upper Level	Bedroom · 10'9" × 9'9" ·
Upper Level	Bedroom · 10'5" × 9'4" ·
Lower Level	Bedroom · 14'7" × 11'5" ·
Lower Level	Den · 10'2" × 7'4" ·
Lower Level	Game Room · 19'1" × 11'11" ·
Lower Level	Flex Space · 11'7" × 5'5" ·
Lower Level	Storage · 12'2" × 8'7" ·
Lower Level	Furnace/Utility Room · 11'6" × 8'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bookcases, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7-woodbrook-way-sw-calgary-a2346273/

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