

# \$499,900 - 325 Woodvale Crescent Sw, Calgary

MLS® #A2260226

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.07 Acres

Woodlands, Calgary, Alberta

RENOVATED | 5 BED + 2 BATH | OVER 2000 SQ/FT OF LIVING SPACE | ILLEGAL BASEMENT SUITE | SEPARATE LAUNDRY AND ENTRANCES | STAINLESS STEEL APPLIANCES | Welcome to this charming half duplex located in the desirable and amenity rich community of Woodlands. This 1092 sqft bi-level home is the perfect home for families and investors alike, with its spacious and well-designed layout, as well as ILLEGAL basement suite that is perfect for extended living, additional rental income, or to act as a mortgage helper. Upstairs, the main floor features a massive L shaped kitchen packed with stainless steel appliances and an abundance of cabinetry and storage space, perfect for anyone that loves to cook. Adjacent to the kitchen lies a super cozy living room and large dining area, ideal for family meals or entertaining. The main floor is finished off with three full bedrooms, a centrally appointed 4-piece bathroom, and its own stacked washer/dryer. Heading downstairs to the ILLEGAL basement suite, you are greeted with two additional bedrooms, a large kitchen and living area, a versatile den/recreation room that can be tailored to your needs, and another 4-piece bathroom, all with its own separate laundry. Lots of upgrades in this home including brand new flooring in the basement, brand new cabinetry and kitchen in the basement, newer furnace and newer hot water tank, as well as stainless steel appliances upstairs. The large backyard is the perfect



area to unwind with family and friends and enjoy the warm Calgary summers. The backyard also has more than enough space to accommodate a future detached double garage. Located close to schools, parks, shopping centres, recreation centres, and so much more, this duplex is the perfect place to call home or to purchase as an investment property. Live up, rent down, rent it all, or have it all to yourself - the possibilities are endless with this SW gem. Don't miss your opportunity to own this perfect half duplex in a perfect location!

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260226               |
| Price          | \$499,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,092                  |
| Acres          | 0.07                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 325 Woodvale Crescent Sw |
| Subdivision | Woodlands                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3W3L3                   |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Quartz Counters, Vinyl Windows                                   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |
| Basement          | Full                                                                                               |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 40                   |
| Zoning         | M-CG d44             |

## 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.