

# \$509,900 - 325 Woodvale Crescent Sw, Calgary

MLS® #A2260226

**\$509,900**

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	\$509,900
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
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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 Exterior Entry, Finished, Full, Suite

### **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 22  
Zoning M-CG d44

### **Listing Details**

Listing Office Real Broker

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