22 64 Woodacres Crescent SW

Calgary | Active | MLS® A2347505

$434,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1982**	**1,336 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by J Capital Realty

A closer look

Location, Location, Location!! Unrivalled privacy meets ultimate nature-side living right in the city. Welcome to this premier townhouse, uniquely situated in the absolute last building within the condominium complex bordering Fish Creek Provincial Park. Offering a truly rare double-exposure to green space, this property backs directly onto the park while the front faces a serene, open green reserve-ensuring total seclusion, open skies, and a beautifully uncompromised feeling of space with no neighbors looking in.

Step inside to a functional layout designed to frame the stunning landscape and bring in abundant natural light from almost every window. The kitchen offers a practical workspace that flows into a bright dining and living area. Cozy up in the winter months next to the wood-burning fireplace while watching deer and local wildlife graze just outside your window. This well-maintained property features 3 spacious bedrooms, including a peaceful master retreat complete with a lovely 3-piece ensuite.

The fully finished basement adds excellent square footage with a large recreation room, an additional 2-piece bathroom, and a dedicated laundry/mechanical area. The attached garage provides plenty of handy storage space.

Outside, step onto your sprawling, south-east facing extended deck to enjoy unobstructed views stretching right down the valley, or walk right off your property to access the park's endless walking and biking trails. Located in a premier, quiet community with effortless ring road access. This is a truly rare opportunity to own Calgary's ultimate parkside retreat.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347505
Bedrooms	3
Bathrooms	3
Year Built	1982
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	5 Level Split
Total Living Area:	1,336 sq. ft.
Main Level Finished Area:	95.48 sq. ft.
Upper Level Finished Area:	1,240.32 sq. ft.
Below Grade Finished Area:	282 sq. ft.
Condo Fee:	$748.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	Northwest
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1982 (Age: 44)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8310014
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate, Linoleum, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Woodacres
Community:	Woodbine
Amenities:	Snow Removal
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer
Inclusions:	none
Restrictions:	See Remarks
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes

2nd Floor	Kitchen · 14'8" × 11' ·
2nd Floor	Dining Room · 8'11" × 8'4" ·
3rd Floor	Living Room · 19'3" × 13'5" ·
4th Floor	Bedroom · 11'11" × 8'6" ·
4th Floor	Bedroom · 10'5" × 8'3" ·
5th Floor	Bedroom - Primary · 16'11" × 13'5" ·
Basement	Family Room · 19'3" × 9' ·
Basement	Laundry · 7'10" × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neighbours Behind, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d25
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/22-64-woodacres-crescent-sw-calgary-a2347505/

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