298 Woodvale Crescent SW

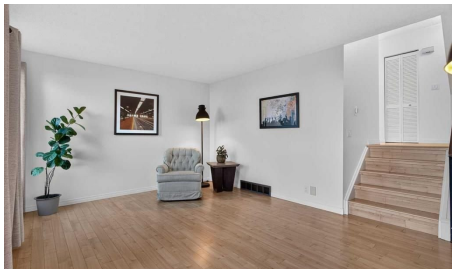
Calgary | Active | MLS® A2356161

$434,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1978**	**1,362.77 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

NO CONDO FEES | Welcome to 298 Woodvale Crescent SW, a bright and beautifully maintained 2-bedroom, 1.5-bathroom townhouse in the established community of Woodlands. A five-level split layout, attached single garage and landscaped, fully fenced backyard offer inviting spaces inside and out, with recent updates adding everyday comfort.

The spacious living room is filled with natural light and opens directly to the backyard, making it easy to take your morning coffee outside or relax in your own outdoor retreat.

A few steps up, the kitchen offers generous cupboard space, butcher block countertops (2025), a stove replaced in 2024 and a new dishwasher (2026). Additional pantry cupboards in the adjoining breakfast nook keep essentials close at hand. A dedicated dining area and convenient two-piece bathroom complete this level.

Upstairs, a second bedroom and versatile family room give you room to work, read, exercise or unwind. The uppermost level offers a private primary bedroom with ample closet space and an adjoining four-piece bathroom. Both bathrooms feature updated vanities and toilets replaced in 2022.

Further improvements include a new furnace approved by the City in 2025 and a washing machine replaced in July 2025. The unfinished basement provides extensive shelving and storage, along with walk-up access to the backyard.
The location is equally appealing! Enjoy easy access to Fish Creek Provincial Park, nearby walking and cycling pathways, shopping, schools, and transit. Everyday conveniences are just minutes away, with easy access to Stoney Trail providing convenient connections throughout Calgary and beyond.

Thoughtfully updated and move-in ready, this home brings together a flexible layout, an attached garage, and your own private backyard, all with NO CONDO FEES!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356161
Bedrooms	2
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	5 Level Split
Total Living Area:	1,362.77 sq. ft.
Lot Area:	4,050 sq. ft.
Lot Frontage:	0'
Front Exposure:	South
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7811116
Heating:	Forced Air
Basement:	Partial, Unfinished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Woodlands (Calgary)
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Inclusions:	Curtain rods and blinds
Restrictions:	None Known
Main Floor	Foyer · 13' × 6'11" ·
2nd Floor	Living Room · 17'4" × 12'4" ·
2nd Floor	Dining Room · 10' × 9'5" ·
2nd Floor	Kitchen · 11'10" × 10'3" ·
3rd Floor	Breakfast Nook · 8'4" × 7'9" ·
4th Floor	Family Room · 15'1" × 8'1" ·
4th Floor	Bedroom · 12'7" × 8'1" ·

5th Floor	Bedroom - Primary · 13'11" × 11' ·
Basement	Laundry · 17'4" × 15'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Patio, Rear Porch
Lot Features:	Back Yard, Lawn, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/298-woodvale-crescent-sw-calgary-a2356161/

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