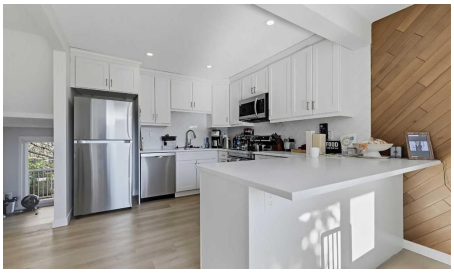
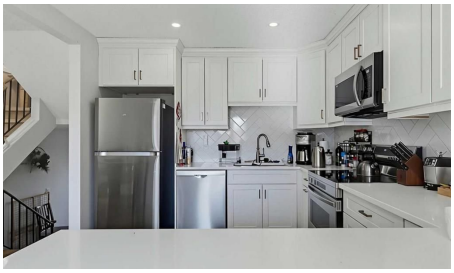
# 302 Woodvale Crescent SW

Calgary | Active | MLS® A2354509

**$447,500**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1978** | **1,276.97 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

EXTENSIVELY UPDATED, END-UNIT TOWNHOME W/ NO CONDO FEES IN WOODLAND! With lots of privacy, a functional multi-level layout, and extensive updates throughout, this end-unit rowhouse also features an attached single-car garage plus a long driveway for additional parking. Luxury vinyl plank flooring, modern baseboards and trim, updated lighting, and neutral paint run through the main living areas. A bright, spacious living room features a wainscoting accent wall and sliding doors to a private balcony. The fully renovated kitchen features updated cabinetry and drawers, quartz countertops, a double undermount sink, and a peninsula with an extended overhang for extra prep space or casual seating. An upgraded stainless steel appliance package includes a refrigerator, stove, microwave hood fan, and a recently replaced dishwasher, while a pantry or broom closet provides convenient storage. Just beyond, the dining area offers space for everyday meals and access to a small front deck, ideal for bringing in fresh air during warmer months. A nearby powder room with updated fixtures is perfect for visitors. On the upper levels, 2 large bedrooms plus a flex room/den are perfect for a couple or small family. With a new feature wall, the versatile den offers great flexibility for a home office, yoga space, or second TV room. With oversized windows and a large closet with mirrored sliding doors, the spacious primary bedroom offers quick access to the renovated main bathroom with tub/shower. An open basement offers loads of additional storage and room for future development, plus direct access to the fenced backyard. Recent improvements to the home include a new washer and dryer, new dishwasher, new increased-capacity electrical panel and meter, new custom-built, insulated garage door, plus a new 240V/30A receptacle and breaker, and an installed space heater in the garage. Outside, new Gemstone lighting with a controller adds programmable exterior illumination. Located in the established SW community of Woodlands, this home is close to schools, shops, amenities, recreation, and just moments from Fish Creek Park, the second largest urban park in Canada, offering over 100km of paved and unpaved trails, connecting to Calgary’s pathway system. Residents of Woodbine also benefit from numerous nearby amenities including shopping and restaurants. Stoney Trail, Anderson Road, and 14 St offer convenient access around the city. *Some photos have been enhanced using AI**VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING FLOORPLANS*

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2354509 |
| **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:** | 1,276.97 sq. ft. |
| **Below Grade Finished Area:** | 188.87 sq. ft. |
| **Lot Area:** | 2,497 sq. ft. |
| **Lot Frontage:** | 25'9 1/8 " |
| **Front Exposure:** | South |
| **Entry Level:** | 1 |
| **Levels:** | 5 Level Split |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **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, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |

| | |
|---|---|
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Four Plex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Attached |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southwest |
| **Community:** | Woodlands (Calgary) |
| **Appliances:** | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| **Inclusions:** | Curtains in Master Bedroom |
| **Restrictions:** | None Known |
| **Main Floor** | Entrance · 12'10" × 6' · |
| **2nd Floor** | Living Room · 17'3" × 11'10" · |
| **3rd Floor** | Kitchen · 11'3" × 9'11" · |
| **3rd Floor** | Dining Room · 9'11" × 8'3" · |
| **4th Floor** | Den · 10'9" × 7'10" · |
| **4th Floor** | Bedroom · 10' × 9' · |
| **5th Floor** | Bedroom - Primary · 13'7" × 10' · |
| **Basement** | Furnace/Utility Room · 16'11" × 10'11" · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Built-in Features, Closet Organizers, Pantry |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Balcony(s) |
| **Lot Features:** | Back Yard, Treed |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-CG |
| **Listed Date:** | Oct 26, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-woodvale-crescent-sw-calgary-a2354509/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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