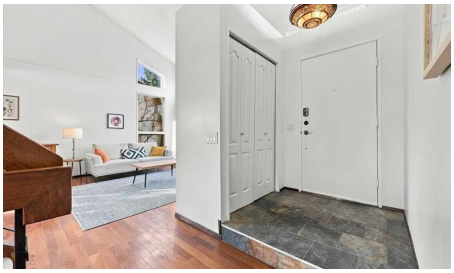
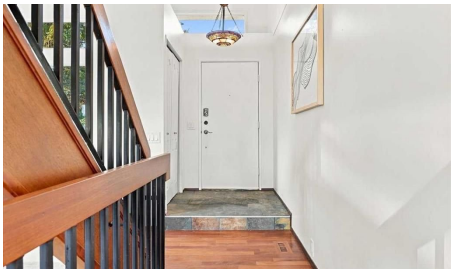
455 Woodside Road SW

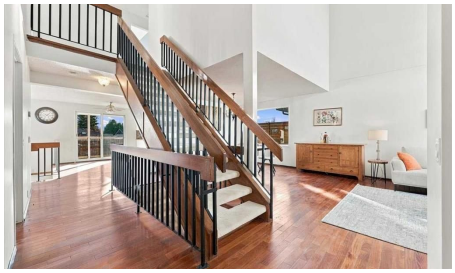
Calgary | Active | MLS® A2354608

$614,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1979**	**1,948.48 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

New Roof 2024! Welcome to 455 Woodside Road SW, a spacious two-storey in the established community of Woodlands, featuring three upstairs bedrooms, multiple living areas, and a double attached garage. With some renovations already completed by the seller and room for further updates, this home offers a functional layout and the opportunity to personalise the space to suit your needs.

Step inside to a welcoming foyer with an open staircase leading to the upper level. The main floor has a living and dining area with large windows that bring in natural light, a comfortable space for everyday living and entertaining. Hardwood flooring on the main floor adds warmth and a classic look while holding up well for busy households. The adjoining kitchen includes an eat-in area for casual meals, and the family room features a wood-burning fireplace for relaxing evenings or family movie nights. Main-floor laundry and a two-piece bathroom add convenience to your daily routine, while the covered deck just off the kitchen provides easy access to outdoor space for morning coffee or summer barbecues. Upstairs are three bedrooms, including a primary bedroom with its own ensuite. The two additional bedrooms share a Jack-and-Jill bathroom, a functional setup for children or family members. The partially finished basement offers additional space for a playroom, recreation room, home gym, or hobby area, with room to complete the rest to match your preferences. The double attached garage provides convenient parking and additional storage.

Located in Woodlands, this home is close to Fish Creek Provincial Park, Woodlands Elementary School, WoodCreek Community Association, and Woodview Park. Enjoy nearby walking and cycling paths, playgrounds, and community recreation, or head to Canyon Meadows Golf and Country Club for a round of golf. Costco and other shopping options are a short drive away, with convenient access to the west ring road for commuting around the city. With its two-storey layout, multiple living areas, and easy access to parks, schools, shopping, and recreation, this Woodlands home suits growing families, first-time buyers ready to personalize, and anyone looking for a property with room to add their own touches.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354608
Bedrooms	3
Bathrooms	3
Year Built	1979
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,948.48 sq. ft.
Main Level Finished Area:	1,111.03 sq. ft.
Upper Level Finished Area:	837.45 sq. ft.
Below Grade Finished Area:	460.63 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'1½"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1979 (Age: 47)
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:	7710714
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Family Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Woodlands (Calgary)
Appliances:	Bar Fridge, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Inclusions:	Basement storage area bookcase and cabinets (can be included).
Restrictions:	None Known
Main Floor	Living Room · 13'7" × 12'5" ·
Main Floor	Family Room · 14'11" × 14'6" ·
Main Floor	Kitchen · 13'1" × 8'11" ·
Main Floor	Dining Room · 12' × 11'10" ·

Main Floor	Breakfast Nook · 13'1" × 9'4" ·
Main Floor	Foyer · 5'1" × 4'8" ·
Main Floor	Laundry · 7'5" × 6'7" ·
2nd Floor	Bedroom - Primary · 12'6" × 10'2" ·
2nd Floor	Bedroom · 10'4" × 9'10" ·
2nd Floor	Bedroom · 11'9" × 11'7" ·
Basement	Game Room · 20'9" × 11'4" ·
Basement	Flex Space · 13'4" × 8' ·
Basement	Flex Space · 9'7" × 6'8" ·
Basement	Furnace/Utility Room · 32'8" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Laminate Counters, Soaking Tub, Storage, Wood Counters
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/455-woodside-road-sw-calgary-a2354608/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.