5 64 Woodacres Crescent SW

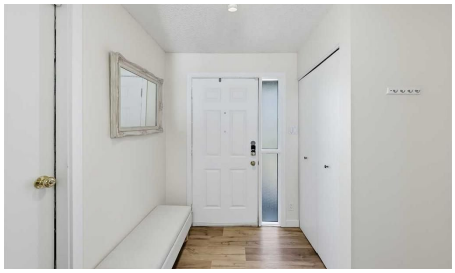
Calgary | Active | MLS® A2349998

$449,800









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1982**	**1,261.05 sq. ft.**

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Listed by Royal LePage Benchmark

A closer look

Perched along the ravine edge of Fish Creek Provincial Park, Unit 5 at Woodacres is a striking study in multi-level architecture and parkside seclusion. Spanning five distinct above-grade tiers plus a finished lower level, the interior layout unfolds with deliberate rhythm, framing sweeping vistas and filtering natural light through tailored fabric accordion blinds.

The experience begins at the ground-level foyer, offering direct access to an attached garage elevated by concrete restoration and a durable polyaspartic finish (2024). Up one flight, the culinary floor hosts a bright kitchen and dedicated dining space that transitions seamlessly outdoors to an expansive, sun-soaked deck overlooking the greenery. The well-maintained kitchen showcases a cohesive suite of stainless steel appliances-including external ice/water on the refrigerator, a sleek smooth-top electric range, and a built-in over-the-range microwave-all set against crisp white cabinetry, rich granite counters, and a neutral tile backsplash. Continuing upward, the third tier is reserved entirely for a dedicated living room, anchored by a warm corner fireplace and beautiful windows.

The upper levels separate rest and retreat with absolute privacy: the fourth tier houses two spacious secondary bedrooms alongside a fully renovated 4-piece bathroom (2023). Above it all, the fifth level serves as a penthouse primary retreat, a serene sanctuary complete with tailored blackout drapery and a down-to-the-studs luxury ensuite remodel, featuring quartz countertops (2023).

Downstairs, the fully finished basement provides a recreation room, half bath, mechanical room, and new washer and dryer (2022). Comprehensive mechanical updates, including upgraded electrical, integrated carbon monoxide detectors, a dedicated water softener, and a newer hot water tank, ensure effortless peace of mind. Complete with immediate access to park trails, transit, local shopping, and Stoney Trail, this home marries high-design living with uncompromised nature at your doorstep.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349998
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:	1,261.05 sq. ft.
Main Level Finished Area:	634.57 sq. ft.
Upper Level Finished Area:	626.47 sq. ft.
Below Grade Finished Area:	274.85 sq. ft.
Condo Fee:	$724.42
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Monthly
Acreage:	No
Front Exposure:	North
Entry Level:	1
Levels:	5 Level Split
End Unit:	End Unit
Total Rooms Above Grade:	7
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:	Brick, Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Garage Faces Front, 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:	Park, Playground
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Inclusions:	tv wall mount
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Foyer · 8'2" × 7'7" ·
2nd Floor	Dining Room · 20'11" × 10'6" ·
2nd Floor	Kitchen · 12'5" × 7'8" ·
3rd Floor	Living Room · 19'3" × 11'8" ·
4th Floor	Bedroom · 11'9" × 8'4" ·
4th Floor	Bedroom · 10'4" × 8'2" ·
5th Floor	Bedroom - Primary · 17'1" × 13'4" ·
Basement	Game Room · 18'8" × 10' ·
Basement	Furnace/Utility Room · 7'3" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Low Maintenance Landscape, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d25
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5-64-woodacres-crescent-sw-calgary-a2349998/

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