

\$740,000 - 583 Woodpark Crescent Sw, Calgary

MLS® #A2235128

\$740,000

5 Bedroom, 3.00 Bathroom, 1,990 sqft
Residential on 0.18 Acres

Woodlands, Calgary, Alberta

Open House on Saturday, June 28, 1:00-3:00 PM. Exceptional Opportunity for Homeowners or Investors! Whether you're looking for a spacious

primary residence or a future income-generating property, this rare bungalow offers the best of both worlds. Located deep within a quiet, mature community and sitting right next to the Canyon Meadows Golf and Country Club, this home combines space, function, and potential like no other.

The main floor boasts nearly 2000 sq.ft. of bright, open living space, including a massive living room freshly painted this year. Featuring three large sized bedrooms on the main floor, including a beautifully updated master bedroom with a huge walk-in closet and a newly renovated 3 piece ensuite bathroom. A separate family room with its own entrance sits just off the garage which ideal for a home office, guest room, or private retreat without disrupting the main living areas.

The double attached garage has been fully finished with durable rubber flooring, easily accommodating two full-size SUVs.

Downstairs, the fully developed spacious basement is very versatile for all kinds of activities. It



includes two additional bedrooms, a full bathroom, a second kitchen, second washer and dryer and lots of extra storage space. What makes this home especially unique is the presence of a

second furnace, providing comfort and efficiency for larger or extended families.

Thereâ€™s still

over 1000 sq.ft. of storage space in the basement, perfect for future development or customization to suit your lifestyle.

The basement has a separate entrance, 2 furnace, a second range, updated compliant size

windows. And, the property has never been used as a rental, meaning it has been well-maintained for owner-occupied living and is in excellent condition.

Additional features:

â€¢ No sidewalk, free from snow shovelling

â€¢ Huge pie-shaped lot with a large private backyard, deck, vegetable garden, fire pit, and

no adjacent rear neighbors

â€¢ Central air conditioning, central vacuum system, a gas fireplace, and in-ground sprinklers

â€¢ Large private patio off the kitchen with over 150 square feet of space and a natural gas outlet for a BBQ.

Ideally situated near Fish Creek Park, top-ranked schools, major shopping centers, the

Southland Leisure Centre, and with easy access to Stoney Trail, this home offers unbeatable

convenience in a family-friendly setting.

Donâ€™t miss out on this rare opportunity.

Whether you're a large family looking for space to grow

or a savvy buyer exploring the property's

investment and rental potential, this nearly 4000 sq.ft. Bungalow on an oversized lot delivers value, comfort, and future appreciation.

Built in 1976

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2235128 |
| Price | \$740,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,990 |
| Acres | 0.18 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 583 Woodpark Crescent Sw |
| Subdivision | Woodlands |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 2S1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, No Smoking Home, Separate Entrance |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Fireplace(s), Forced Air, Natural Gas |

| | |
|-----------------|---|
| Cooling | Central Air, Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Partially Finished, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Playground |
| Lot Description | Back Yard, Pie Shaped Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

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| Listing Office | Everest Realty and Property Management Corp. |
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