

\$579,900 - 22 Wood Crescent Sw, Calgary

MLS® #A2243556

\$579,900

2 Bedroom, 4.00 Bathroom, 2,278 sqft

Residential on 0.00 Acres

Woodlands, Calgary, Alberta

Fancy a country life feel in the city WITHOUT the commute?

The current owner hand picked this home in 1989 and she is now willing to let it become yours!

Tucked away in Woodlands on a quiet residential street with a southern exposure back yard overlooking a green space - and then the Canyon Meadows Golf course - without any errant golf balls!

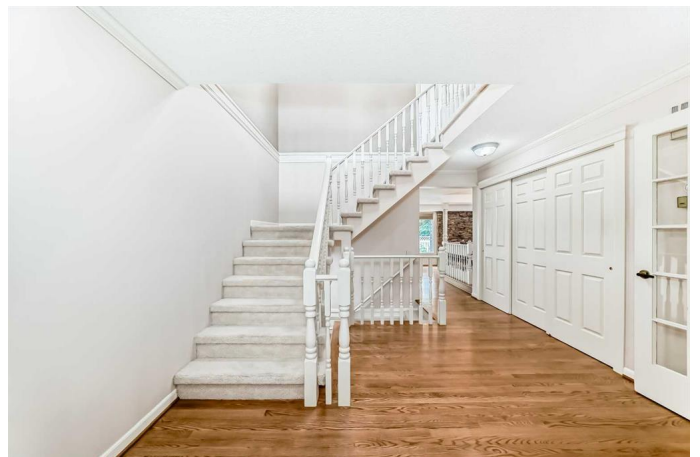
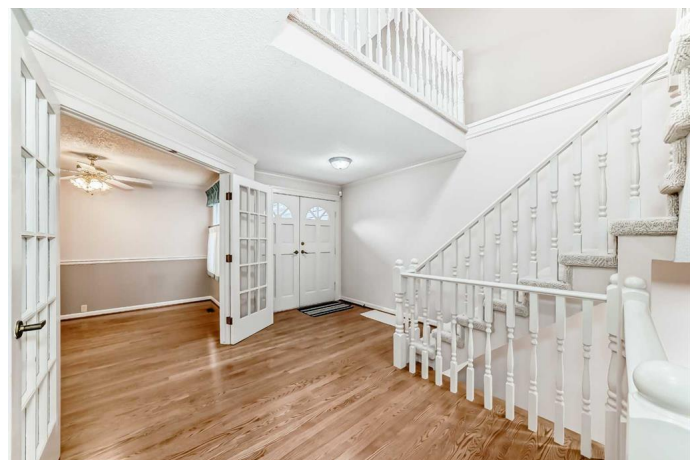
A very nice plan with oodles of potential for the next owner of 36 years.

Good size principal areas on the open plan main floor with finished onsite oak hardwood floors, a gas fireplace and sliding patio doors to a private backyard.

The large renovated (Merit) kitchen including a new lighting package - ceiling and undercabinet - has a centre island with a Jenn Air cook top, lots of cupboard space and large eating nook.

Upstairs is a huge primary bedroom with a 5 piece ensuite and sliding glass doors to the south facing private serene view.

The second bedroom with its own 4 piece bathroom allows for company with privacy. The adjoining loft is a great sitting or media



area.

Fully developed basement with a full bath and lots of storage.

Central A/C, convenient main floor laundry and vacuum system.

Double attached garage with a direct entrance to the home is spacious and convenient.

The outside is (will be!) freshly painted and the inside is pristine clean.

A well kept, managed complex with an involved and diligent Condo Board.

All that's needed are new custodians!

Built in 1980

Essential Information

MLS® #	A2243556
Price	\$579,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,278
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	22 Wood Crescent Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4B6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	7
Zoning	M-C1 d75

Listing Details

Listing Office

TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.