

\$710,000 - 535 Woodpark Crescent Sw, Calgary

MLS® #A2211036

\$710,000

4 Bedroom, 3.00 Bathroom, 1,582 sqft

Residential on 0.15 Acres

Woodlands, Calgary, Alberta

Nestled in the coveted Woodlands subdivision of SW Calgary, this immaculately maintained, stunningly clean, and bright 4-bedroom, 3-bathroom bungalow with over 3000SF of developed space is a rare gem on a quiet street with local traffic only. Main floor Spanning 1,582 sq ft of thoughtfully designed single-level living, plus a fully developed basement, this home has been lovingly cared for by its second owners, who purchased it from their relatives—infusing it with a rich family legacy. Offering the perfect blend of comfort, functionality, and potential, it's™ ideal for big families or multi-generational living in a peaceful yet connected community, just off Anderson RD, minutes from Macleod TR, Stoney TR, or 14th ST.

Step inside this freshly painted home, equipped with central air-conditioning for year-round comfort—a major plus! The functional floor plan features three distinct privacy areas to suit every family member's™ needs. The main floor boasts three spacious bedrooms, including a primary suite, while the developed basement includes an additional bedroom with its own bathroom, perfect for guests, teens, or extended family. The heart of the home is the bright living room, warmed by fireplace ideal for chilly evenings. The kitchenette is great for casual dining, while the adjacent larger dining room sets the stage for formal gatherings or festive celebrations. The spacious family room off the kitchen is a



kidâ€™s paradise, perfect for video game marathons or playtime, with French doors opening to a west-facing backyard that bathes the space in warm afternoon light. Downstairs, the ultimate man cave awaits, complete with a wet bar and ample space for cheering on your favourite team with friends.

Outside, the massive, well-treed lot offers exceptional privacy and endless possibilities. Entertain on the ground-level deck, unwind under the private gazebo, or let kids and pets roam freely in the huge backyard. With west exposure, youâ€™ll savor stunning sunsets and endless summer nights. The attached double garage provides ample storage and parking, while the homeâ€™s excellent curb appeal welcomes you home each day.

This move-in-ready bungalow shines with updates, fresh neutral paint, and a sunny, bright feel, reflecting the care of two generations of the same family. Surrounded by great neighbours in a vibrant, family-friendly community known for large lots and mature trees, this Woodlands treasure is perfect for those seeking one-floor living with room to grow. Quick possession possible, so you can settle in and enjoy your new home right away! Donâ€™t miss your chance to own a home that combines timeless charm, modern comforts, and an unbeatable location. Schedule your private viewing today!

Built in 1976

Essential Information

MLS® #	A2211036
Price	\$710,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,582
Acres	0.15

Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	535 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	Bar, Ceiling Fan(s), See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Level, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	April 14th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Stonemere Real Estate Solutions
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