

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

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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!

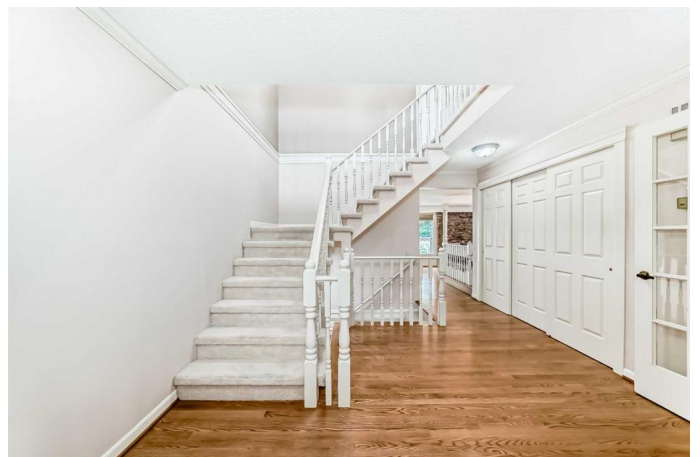
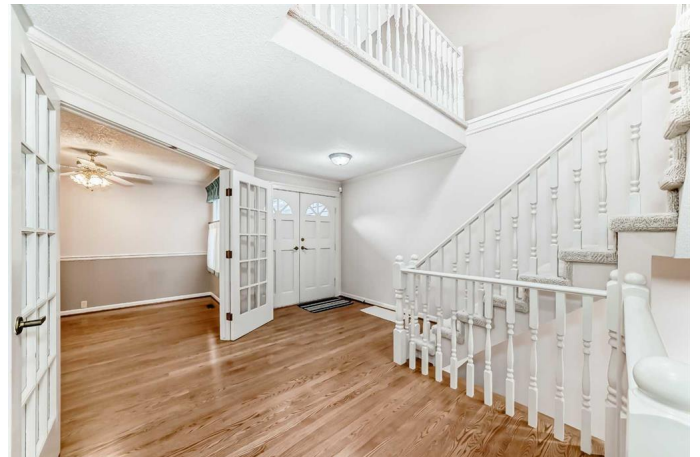
A very nice plan with oodles of potential for the next owners.

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 under cabinet - has a centre island with a Jenn Air cook top, lots of cupboard space and large eating nook. Convenient main floor laundry.

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 freshly painted and the inside is pristine clean.

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

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, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop, Electric Oven
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	15
Zoning	M-C1 d75

### Listing Details

Listing Office	TREC The Real Estate Company
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