

# \$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.

There'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:

- No sidewalk, free from snow shovelling

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

no adjacent rear neighbors

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

- 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.

Don'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	11
Zoning	R-CG

## Listing Details

Listing Office	Everest Realty and Property Management Corp.
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