

# \$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

Solid Bungalow with basement located in a quiet, mature community right next to Canyon Meadows Golf and Country Club. The main floor offers nearly 2,000 sq.ft. of bright, open living space with three spacious bedrooms, including a master bedroom with a very large walk-in hideaway closet and a modern 3-piece ensuite.

A separate family room with its own entrance provides an ideal space for a home office, guest room, or private retreat. The double garage features durable rubber flooring and easily fits two full-size SUVs.

The basement includes two additional bedrooms, a full bathroom, a second kitchen, separate laundry, a second furnace, and large code-compliant windows, all accessible via a private entrance making it perfect for extended family or rental potential. There's also over 1,000 sq.ft. of storage space for future customization. This home has never been rented and has been exceptionally well maintained by its owners.

Additional highlights include central air conditioning, central vacuum, a gas fireplace, in-ground sprinkler system, and a large private patio with a natural gas BBQ hookup.

Sitting on a huge pie-shaped lot with no rear neighbors, the backyard features a deck, vegetable garden, and fire pit. Ideally located near Fish Creek Park, Southland Leisure Centre, Costco, as well as top-rated schools like Henry Wise Wood High School (which offers the IB program), with easy access to



Stoney Trail.  
Whether you're a growing family or an investor looking for strong future potential, this nearly 3,500 sq.ft. home offers unbeatable value, space, and opportunity.

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, Suite, Partially Finished |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 38              |
| Zoning         | R-CG            |

## Listing Details

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

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