

# \$619,000 - 904 Woodview Crescent Sw, Calgary

MLS® #A2230813

**\$619,000**

3 Bedroom, 3.00 Bathroom, 1,103 sqft

Residential on 0.16 Acres

Woodlands, Calgary, Alberta

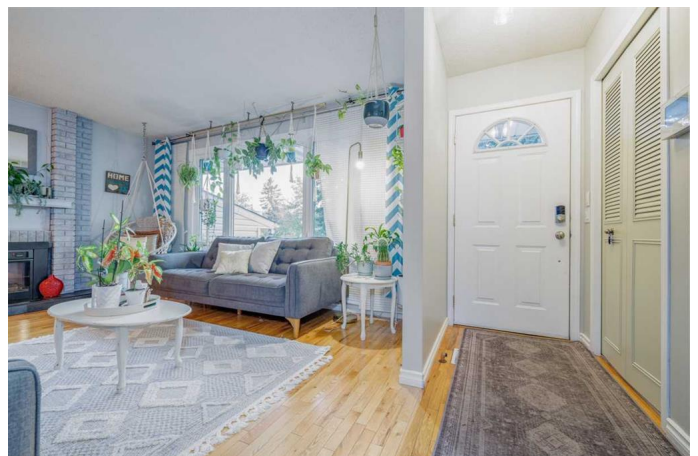
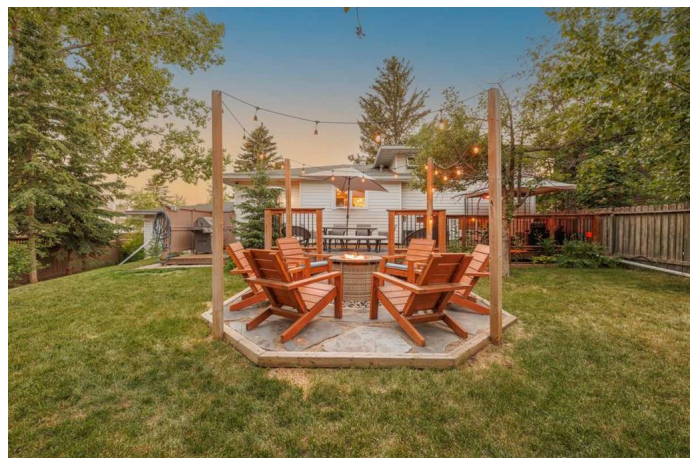
Welcome to this beautifully maintained and thoughtfully updated 4-level split located in the highly desirable community of Woodlands.

This charming home is filled with an abundance of natural light, thanks to its large windows and well-designed layout that maximizes brightness throughout all four levels. With generous living spaces and a functional floor plan, this home is perfect for families or anyone looking for room to grow. The split-level design offers both privacy and connectivity, with plenty of room for both everyday living and entertaining guests.

Step outside and discover a truly gorgeous backyard oasis—lush, private, and ideal for entertaining, gardening, or simply enjoying your morning coffee in peace. Whether you're hosting a summer BBQ or relaxing with a book, this outdoor space offers the perfect setting.

Situated in the heart of Woodbine, this home is ideally located close to a variety of amenities, including a Costco (just across Stoney Trail), schools, shopping, transit, and a nearby playground that's just a short stroll away—making it a fantastic location for families with young children.

Don't miss this incredible opportunity to own a move-in ready home in one of Calgary's most established and welcoming neighborhoods. Pride of ownership is evident throughout—schedule your private showing today!



Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230813      |
| Price          | \$619,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,103         |
| Acres          | 0.16          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 904 Woodview Crescent Sw |
| Subdivision | Woodlands                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2W2V1                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Electric                                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Fire Pit, Private Yard   |
| Lot Description   | Corner Lot, Garden       |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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