



**323 Woodvale Crescent SW  
Calgary, Alberta**

**MLS # A2304263**



**\$465,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Shed x 2

Welcome to this fantastic opportunity for first-time buyers or savvy investors—offering exceptional value half duplex with NO condo fees in a well-established, convenient location. This home features an open-concept floor plan with a bright and spacious living room that flows seamlessly into the kitchen and dining area, creating an ideal space for both everyday living and entertaining. The kitchen offers ample cabinetry and workspace, while the dining area comfortably accommodates family meals and gatherings. The main floor is complete with two generously sized bedrooms and a full 4-piece bathroom, providing a functional and comfortable layout. The fully finished basement expands your living space with a large recreation room, additional family room, two more bedrooms, and another 4-piece bathroom—perfect for guests, extended family, or added rental potential. You’ll also find a mechanical/laundry area and plenty of storage. Important updates include an updated furnace and vinyl windows, adding to the home’s efficiency and long-term value. Step outside to a fully fenced, private backyard with desirable east exposure—ideal for enjoying morning sun and summer evenings. Located within walking distance to schools, public transit, shopping, and Fish Creek Park, this property offers both lifestyle and convenience. An excellent opportunity in a sought-after community—don’t miss it!