



GRASSROOTS
REALTY GROUP

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24 Woodgrove Crescent SW
Calgary, Alberta

MLS # A2326744



\$1,250,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,498 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Rare opportunity to own a beautiful, original-owner home backing directly onto Fish Creek Provincial Park! Situated on a quiet crescent in the desirable community of Woodlands, this spacious two-storey home offers nearly 2,500 sq. ft. above grade, over 3,500 sq. ft. of developed living space, and an exceptional setting with one of North America's largest urban parks as your backyard. Thoughtfully updated over the years, this home features vaulted ceilings, skylights, updated kitchen, flooring, and bathrooms, along with recently replaced hot water tanks, windows (2024), and roof (2025), offering the perfect blend of timeless character and modern comfort. The functional floor plan includes five bedrooms and three full bathrooms above grade, including a main floor bedroom and full bathroom, and a fully developed basement with an additional bedroom and full bathroom. The basement also offers a separate entrance through the garage and separate laundry hookups, making it ideal for large families, guests, or multi-generational living. Whether you're enjoying direct access to Fish Creek's extensive trail system, entertaining in the spacious, private backyard, or simply taking in the natural surroundings, this home offers a lifestyle that is rarely available. Homes backing onto Fish Creek are highly sought after for their privacy, exceptional setting, and enduring value. Conveniently located near schools, shopping, parks, transit, a golf course, and all essential amenities, this is a rare opportunity to own a truly special property in one of Calgary's most established communities.