



**GRASSROOTS**  
REALTY GROUP

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**325 Woodvale Crescent SW**  
**Calgary, Alberta**

**MLS # A2260226**



**\$509,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

RENOVATED | 5 BED + 2 BATH | OVER 2000 SQ/FT OF LIVING SPACE | ILLEGAL BASEMENT SUITE | SEPARATE LAUNDRY AND ENTRANCES | STAINLESS STEEL APPLIANCES | Welcome to this charming half duplex located in the desirable and amenity rich community of Woodlands. This 1092 sqft bi-level home is the perfect home for families and investors alike, with its spacious and well-designed layout, as well as ILLEGAL basement suite that is perfect for extended living, additional rental income, or to act as a mortgage helper. Upstairs, the main floor features a massive L shaped kitchen packed with stainless steel appliances and an abundance of cabinetry and storage space, perfect for anyone that loves to cook. Adjacent to the kitchen lies a super cozy living room and large dining area, ideal for family meals or entertaining. The main floor is finished off with three full bedrooms, a centrally appointed 4-piece bathroom, and its own stacked washer/dryer. Heading downstairs to the ILLEGAL basement suite, you are greeted with two additional bedrooms, a large kitchen and living area, a versatile den/recreation room that can be tailored to your needs, and another 4-piece bathroom, all with its own separate laundry. Lots of upgrades in this home including brand new flooring in the basement, brand new cabinetry and kitchen in the basement, newer furnace and newer hot water tank, as well as stainless steel appliances upstairs. The large backyard is the perfect area to unwind with family and friends and enjoy the warm Calgary summers. The backyard also has more than enough space to accommodate a future detached double garage. Located close to schools, parks, shopping centres, recreation centres, and so much more, this duplex is the perfect place to call home or to purchase as an investment property. Live up, rent down, rent it all, or

have it all to yourself - the possibilities are endless with this SW gem. Don't miss your opportunity to own this perfect half duplex in a perfect location!