



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

64 Woodmark Crescent SW
Calgary, Alberta

MLS # A2262249



\$674,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,872 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 1 Garage Door Opener, Storage Shed, Hot Tub (in "as is, where is" condition)

Welcome to this beautifully kept family home in Woodbine! From the moment you walk in, you're greeted by soaring ceilings in the formal living and dining room that make a great first impression. The kitchen offers plenty of counter space, a large bay window, a brand-new stove (2025), and a bright nook that overlooks the backyard—perfect for keeping an eye on the kids while they play. Just off the kitchen is the family room, filled with natural light and centered around a cozy wood-burning brick fireplace, making it the heart of the home. A half bath and convenient main floor laundry complete this level. Upstairs, the spacious primary suite features vaulted ceilings, a walk-in closet, and a fully updated ensuite with a new soaker tub and tile surround (2025). Two additional bedrooms are generous in size, with great closets and plenty of natural light, and they share a full 4-piece bathroom. The fully finished basement gives you even more living space with a rec room, office area, a large fourth bedroom, and plenty of storage. Outside, the backyard is private and inviting, with mature trees, a huge deck, and ample space for summer BBQs and outdoor living. The double attached garage comes with built-in shelving for organized storage. This home has seen numerous upgrades for peace of mind and modern comfort, including: upgraded light fixtures throughout (2025), fresh paint (2025), new curtains and rods (2025), new hot water tank (2023), upgraded PEX water lines (2023), a new front window (2023) and a newer roof within the last 5 years. All of this, just steps to the park across the street, a 5-minute walk to Fish Creek Park, and close to the Woodbine shopping district. A wonderful opportunity in one of Calgary's most desirable neighborhoods!

Copyright (c) 2025 . Listing data courtesy of RE/MAX iRealty Innovations. Information is believed to be reliable but not guaranteed.