

# \$559,900 - 20 Wood Crescent Sw, Calgary

MLS® #A2224517

**\$559,900**

2 Bedroom, 4.00 Bathroom, 2,282 sqft  
Residential on 0.00 Acres

Woodlands, Calgary, Alberta

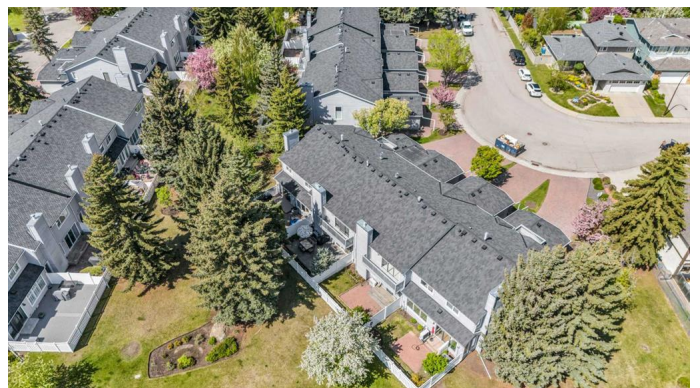
CHARMING WITH LUXURIOUS POTENTIAL  
Private Townhouse BACKS PARKLIKE  
GREENSPACE then GOLF COURSE |  
Massive PRIMARY SUITE | Over 3200 SqFt of  
total Living Space

An exceptional OPPORTUNITY presents itself in the highly sought-after Heritage Woods Complex, offering a seamless blend of lock-and-leave townhome living with the serenity of a private greenspace adjacent to the Canyon Meadows Golf Course.

This well maintained executive 80â€™s townhouse, offers a RARE CHANCE to craft your dream home. While charming in its current state, this property offers an amazing blank slate of stunning renovation potential.

RENO POTENTIAL: IMAGINE removing a kitchen wall (or walls) to create a large open concept space. Imagine the Kitchen either expanded and modernized or even moved. Imagine the laundry relocated upstairs to your massive primary and spalike en-suite. Imagine your modern new OPEN CONCEPT SPACE where grandeur and airiness greet you at every turn.

Walk through french doors to a grand entry that overlooks your open chef-inspired kitchen. The kitchen, the "heart" and "soul" of the home "is" a beautifully integrated space featuring a large island, custom



cabinetry, and ample space for both intimate meals and grand entertaining. Seamlessly transition to the semi-formal dining room, or unwind in the sunlit living room, which extends to a beautiful southeast-facing private outdoor retreat. This serene space, framed by mature trees, invites quiet contemplation or lively gatherings under the stars.

Upstairs, discover your expansive private sanctuary. The primary suite, designed for ultimate comfort, boasts an oversized layout, dual walk-in closets, and an impressive ensuite ready for a luxurious transformation with an oversized shower and separate freestanding soaking tub. A well-appointed guest suite with its own full bathroom, alongside a versatile flex room, provides ideal space for guests, a home office, or a media room.

The fully finished basement expands your living options with a large rec room, additional bathroom, and abundant storage. Enjoy the feeling of detached living with the unparalleled convenience of a lock-and-leave lifestyle. This isn't just a home; it's the foundation for your elevated living experience.

Experience the property for yourself with a private tour.

Built in 1980

**Essential Information**

MLS® #	A2224517
Price	\$559,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,282

Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	20 Wood Crescent Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4B6

### Amenities

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Central Vacuum, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No

	Neighbours Behind
Roof	Asphalt Shingle
Construction	Asphalt, Wood Frame, Wood Siding, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	10
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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