

217 Woodvale Bay SW
Calgary, Alberta

MLS # A2317749



\$575,000

Division:	Woodlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,131 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Gard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Track Lighting, Vinyl Windows

Inclusions: Closet Sink, Basement Fridge, Basement Microwave, Basement Hot Plates, Basement Toaster Oven, Basement Washer/Dryer, Pergola on Back Deck

Quietly tucked away on a cul-de-sac and set on a pie-shaped lot, 217 Woodvale Bay SW offers the privacy, outdoor space, and everyday convenience that have made Woodlands one of Calgary's most enduring communities. Just minutes from Fish Creek Park, Stoney Trail, schools, shopping, and countless walking paths, this is a home where the location is every bit as impressive as the property itself. Beautifully renovated, the home has been updated while preserving a warm, inviting feel throughout. Rich hardwood flooring, updated lighting, and timeless finishes create an interior that feels bright and comfortable. The renovated kitchen anchors the main floor with quartz countertops, stainless steel appliances, extensive cabinetry, and a breakfast nook overlooking the backyard. The adjoining living and dining spaces are open, welcoming, and equally suited to daily living or entertaining. The main floor layout offers exceptional flexibility. The spacious primary bedroom was thoughtfully expanded for added comfort, while the secondary bedroom enjoys direct access to the beautifully renovated bathroom. Main floor laundry adds another layer of convenience rarely found in homes of this vintage. Downstairs, the separate side entrance opens the door to possibility. Currently configured as a fully developed illegal suite complete with its own kitchen, living area, bedroom, bathroom, and separate laundry, the lower level offers an excellent opportunity for multi-generational living, guests, or rental income. For buyers who simply want additional living space, the layout also lends itself naturally to being incorporated back into a single-family home. Outside is where this property truly separates itself. The pie-shaped backyard offers a level of space and privacy rarely found in attached homes. Beautifully landscaped with mature trees, raised garden beds, a greenhouse,

and a large deck, it has been designed to be both functional and easy to enjoy. Whether you're gardening, entertaining, or simply relaxing outdoors, this backyard feels like an extension of the home, not an afterthought. With mature landscaping providing exceptional privacy and room to grow, it's a space equally suited to quiet mornings with a coffee, summer evenings with friends, or simply unwinding at the end of the day. Completing the property is a detached double garage, rear parking pad, vinyl windows, a high-efficiency furnace, and tankless hot water, providing peace of mind alongside the cosmetic updates. Offering an exceptional location, remarkable flexibility, and extensive renovations inside and out, this is a home that adapts effortlessly to a wide range of buyers. Whether you're searching for additional income potential, space for extended family, or simply a beautifully updated bungalow in one of Calgary's most established neighbourhoods, 217 Woodvale Bay SW is a home designed to grow with you.