

\$553,000 - 23, 275 Woodridge Drive Sw, Calgary

MLS® #A2262871

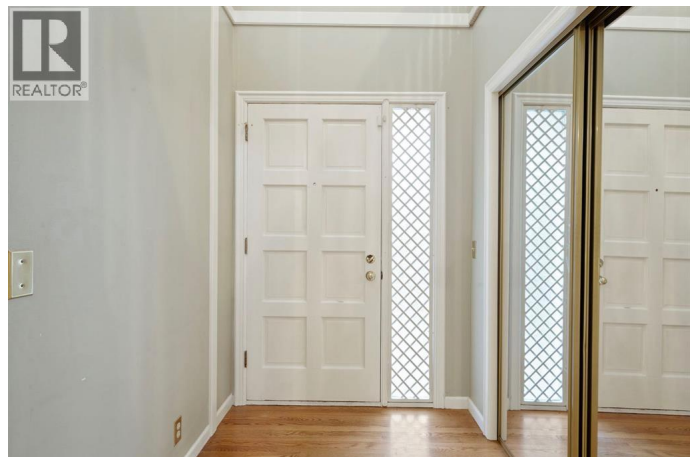
\$553,000

3 Bedroom, 4.00 Bathroom, 1,951 sqft

Single Family on 0.00 Acres

Woodlands, Calgary, Alberta

Set in one of Calgary's most peaceful & picturesque locations, this beautifully maintained home combines timeless character with thoughtful updates and an incredible setting—backing directly onto the vast beauty of Fish Creek Park. Step out your back door & into one of North America's largest urban parks, where walking & cycling trails weave through lush forest & open meadows. It's a rare lifestyle that blends nature's calm with the ease of city living! With the Ring Rd on your doorstep - get anywhere in minutes! Inside, you're welcomed by a bright double height grand foyer & warm hardwood floors that flow throughout the main level. The layout offers both function & comfort, featuring a formal dining space perfect for family gatherings or holidays. Opens up to a cozy sunken living room centered around a classic brick wood-burning fireplace. Large patio doors open to a large WEST-facing private deck, surrounded by mature trees that create privacy & offer year-round natural beauty. The kitchen offers a practical layout with ample cabinet space & a charming breakfast nook that also opens onto the tiered deck—ideal for quiet mornings or summer bbq's. A convenient two-piece bath completes this main level. The attached double garage offers secure parking & extra room for tools or equipment. Plus guests can park on the driveway! Upstairs, two generous bedrooms provide excellent separation & comfort. The primary retreat features a bright 5-piece



ensuite w/dual sinks, a soaker tub, step-in shower & skylight flooding the room with natural light. A 4 piece bath, laundry area & open loft nook overlooking the vaulted living room - complete the upper floor. The lower level extends the living space - with a large recreation area, half bath & a substantial storage room for seasonal items or hobbies. Vacuflo. Tucked within a quiet, well-managed conventional condo complex, this property offers the convenience of low-maintenance living without sacrificing space, privacy, or access to nature or amenities! Costco and other shopping options/services/restaurants/coffee shops - are mins away! With a double ATTACHED garage, driveway parking PLUS direct access to Fish Creek Park, itâ€™s an exceptional opportunity for anyone seeking tranquility, comfort & connection to the outdoorsâ€”all of this is vacant and move-in ready before the snow falls! Check out the 3D Tour or book a showing at this home today! (id:6289)

Built in 1981

Essential Information

Listing #	A2262871
Price	\$553,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Square Footage	1,951
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	23, 275 Woodridge Drive Sw
Subdivision	Woodlands

City	Calgary
Province	Alberta
Postal Code	T2W4S4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, See remarks, Other, No neighbours behind, No Animal Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Water softener, Cooktop - Electric, Dishwasher, Dryer, Microwave, Garburator, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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