

23, 275 Woodridge Drive SW  
Calgary, Alberta

MLS # A2262871

**\$553,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Woodlands                                                               |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                      |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                         |               |                   |
| <b>Size:</b>     | 1,951 sq.ft.                                                            | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Insulated                             |               |                   |
| <b>Lot Size:</b> | -                                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La |               |                   |

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                        | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                               | <b>Condo Fee:</b> | \$ 632          |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                                                                                                                                                           | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, Laminate Counters, No Animal Home, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Track Lighting |                   |                 |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                           |                   |                 |

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, it's an exceptional opportunity for anyone seeking tranquility, comfort & connection to the outdoors—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!