

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

MLS® #A2262871

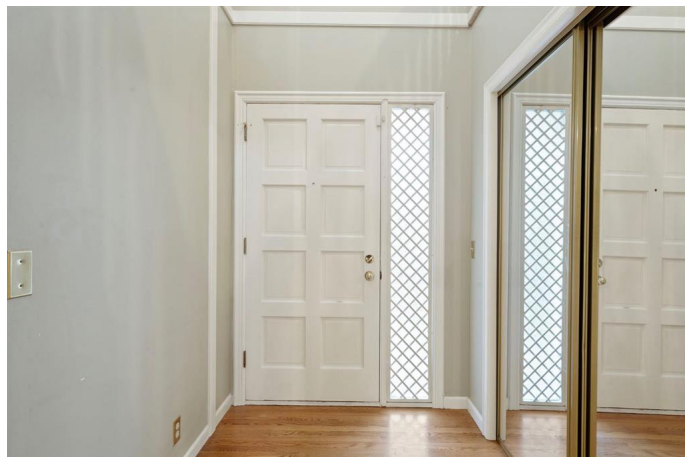
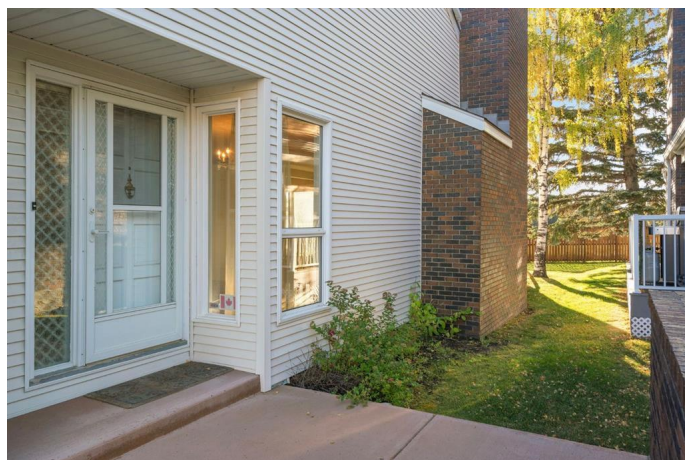
**\$553,000**

3 Bedroom, 4.00 Bathroom, 1,951 sqft

Residential 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, 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!

Built in 1981

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262871               |
| Price          | \$553,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,951                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 23, 275 Woodridge Drive Sw |
| Subdivision | Woodlands                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2W 4S4                    |

### **Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | None                                        |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached, Driveway, Insulated |
| # of Garages   | 2                                           |

### **Interior**

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Chandelier, Double Vanity, Laminate Counters, No Animal Home, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Bookcases, Track Lighting |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Window Coverings, Electric Cooktop, Water Softener                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                                |

### **Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Many Trees, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Brick, Vinyl Siding                                                                                              |
| Foundation        | Poured Concrete                                                                                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 18                |
| Zoning         | DC (pre 1P2007)   |

Listing Details

Listing Office                  Royal LePage Benchmark

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