

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

MLS® #A2262871

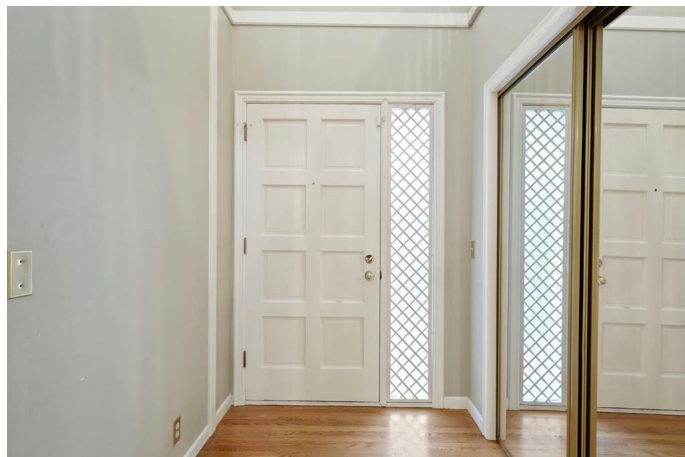
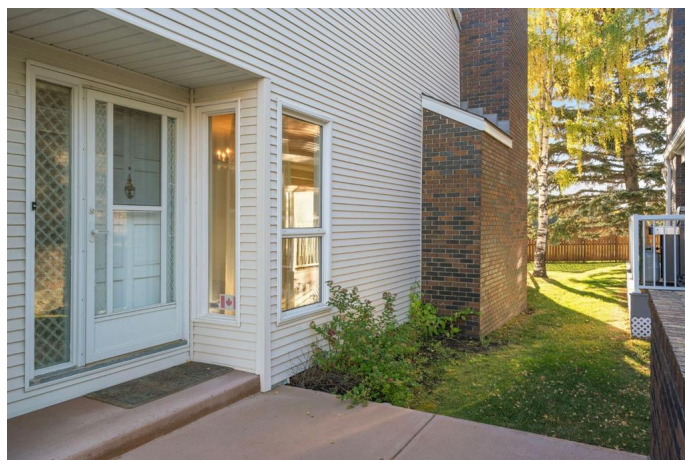
**\$553,000**

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 | 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 |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Water Softener, Window Coverings                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full                                                                                                                                                                                          |

### **Exterior**

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 25                |
| Zoning         | DC (pre 1P2007)   |

Listing Details

Listing Office                  Royal LePage Benchmark

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.