

2, 275 Woodridge Drive SW  
Calgary, Alberta

MLS # A2281168



**\$599,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,240 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 727
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Skylight(s)		

**Inclusions:** 2 TV Mounts, 2 Hanging Mirrors in main-floor bath, 2 Hanging Mirrors in Ensuite Bath

STYLISH, TASTEFULLY RENOVATED TOWNHOME offering 3 BEDROOMS and a MAIN FLOOR DEN plus FINISHED BASEMENT and ATTACHED DOUBLE GARAGE with private driveway that will hold another two cars. AMAZING LOCATION! This complex backs to FISH CREEK PARK and offers easy access to the parks and pathways for outdoor adventures. MANY UPGRADES! New upstairs windows (2022), new furnace (2025), and 2 new hot water tanks (2025), water softener (2025), central air (2022), main floor bath upgraded to a 3-piece, new oven and stovetop in kitchen (2022). Huge primary bedroom has a 5-piece ensuite (jetted tub, separate shower, skylight). This is a home that you really must see!