

2, 275 Woodridge Drive SW
Calgary, Alberta

MLS # A2281168



\$599,000

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

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 727
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	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!