

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

MLS® #A2262871

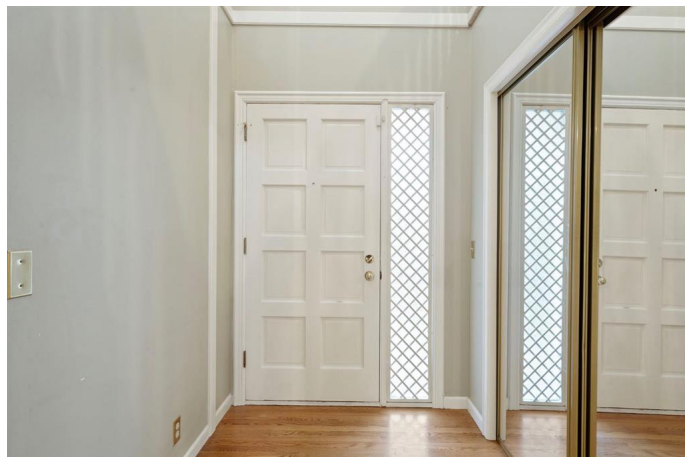
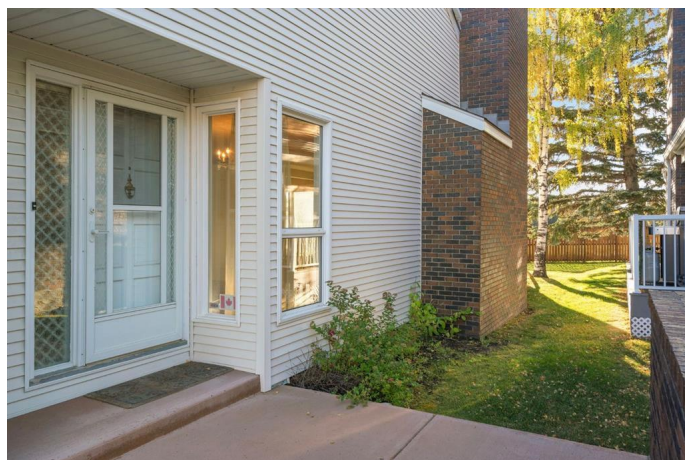
\$553,000

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	Living Room, Wood Burning, Brick Facing
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	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office Royal LePage Benchmark

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