

# \$474,900 - 2, 185 Woodridge Drive Sw, Calgary

MLS® #A2228706

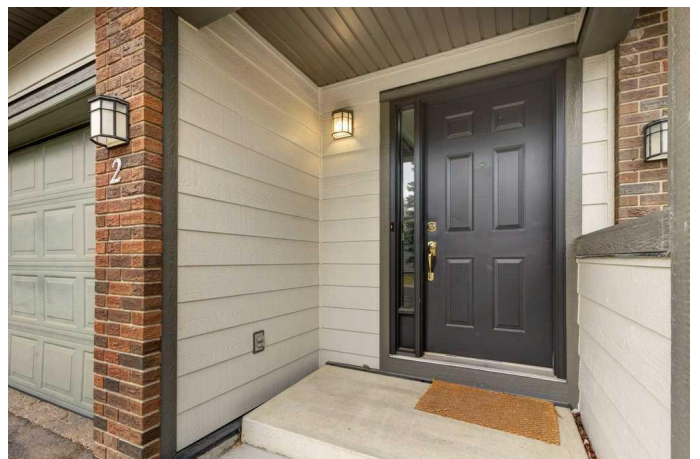
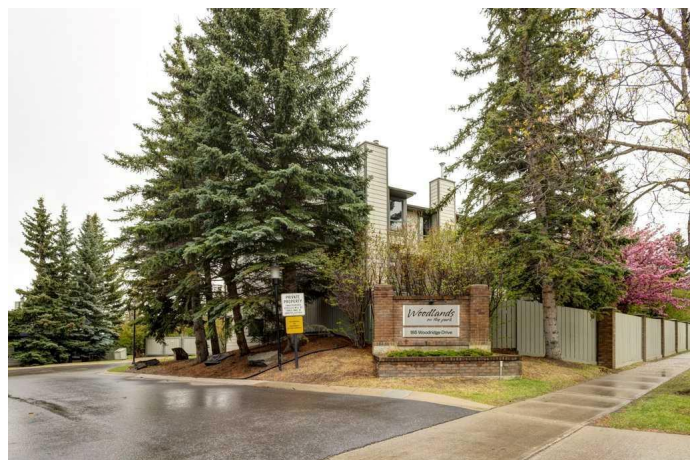
**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,499 sqft

Residential on 0.00 Acres

Woodlands, Calgary, Alberta

Welcome to your new home in the beautiful Woodlands on The Park condo community, perfectly tucked away in the south edge of Woodlands! This 3-bedroom, 2.5-bath 5-level split townhome offers nearly 1,500 square feet of bright and airy living space above grade, and itâ€™s ready to welcome its next family with open arms. The location? It doesnâ€™t get much better than this! Woodlands on The Park backs directly onto Fish Creek Park, offering endless trails for walking, biking, or simply soaking in nature. Youâ€™re also within walking distance to Woodbine Athletic Park, Woodbine Square Shopping Mall, and both Woodlands School and Woodbine Schoolâ€”perfect for families with kids. For commuters, a short drive gets you to 24 ST, Anderson Rd and Stoney Trail, making it easy to get around the city. As soon as you step inside, youâ€™ll fall in love with the spacious main living area, complete with soaring high ceilings, big beautiful windows that let in tons of natural light, and a stunning stone-surround gas fireplace that adds so much warmth and charm. Step outside to your private back deck, where you can enjoy summer BBQs or a quiet evening surrounded by greenery. The kitchen is a total gemâ€”spacious with a sleek tile backsplash, loads of cabinetry for all your storage needs, and a cozy dining area, perfect for family dinners or morning coffee. A unique loft space overlooks the living area, making a great spot for a formal dining space, home office, reading nook, or kidsâ€™ hangout, and



there's a handy 2-piece bath. Head up the open riser staircase to the upper level, where you'll find the primary bedroom—a generously sized retreat with double closets and a beautifully updated 4-piece ensuite featuring a granite countertop, tile floor and a tiled bath/shower combo. Two more good-sized bedrooms are perfect for kids, guests, or even a hobby room, and a second 4-piece bathroom keeps things convenient. A large linen closet gives you plenty of storage for towels and bedding. The unfinished basement offers endless possibilities with tons of storage space—perfect for a future rec room, home gym, or whatever your heart desires! And with an attached, heated garage, you'll never have to worry about warming up your car during those Calgary winters. Plus, the complex got a big exterior makeover over the past few years! The roadways are freshly paved, new roof shingles, composite siding, eaves, soffits & downspouts. This townhome with its unbeatable location and thoughtful layout is the one you've been waiting for. Don't miss out—call your agent today to book your private viewing! \*Please note that the interior photos are from a previous listing and the owner has updated the refrigerator.

Built in 1980

### Essential Information

MLS® #	A2228706
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.00
Year Built	1980

Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	2, 185 Woodridge Drive Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3X7

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, High Ceilings
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 8th, 2025
Days on Market	8
Zoning	M-CG d44

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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