

\$648,000 - 184 Woodridge Drive Sw, Calgary

MLS® #A2085592

\$648,000

5 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.14 Acres

Woodlands, Calgary, Alberta

Here is the opportunity you have been waiting for in desirable Woodlands! This charming bi-level home is located on a large corner lot just steps from Fish Creek Park. This fully developed home shows pride of ownership throughout and has a total of 5 bedrooms (3 up, 2 down), 2 living areas, 2 outdoor green spaces, a Suncoast Sunroom, 3 full bathrooms and double attached garage with additional RV/Boat parking. The open concept main level offers a good sized living area, dining room, large kitchen with tons of cabinets & countertops, newer appliances and a large island for added prep space and storage. The primary bedroom located at the back of the home has space for a king bed and includes its own private ensuite with walk-in shower. Two more good sized bedrooms, laundry and bathroom with walk-in shower complete the main floor. Downstairs, a self-contained 2-bedroom, 1-bathroom illegal suite with large living area, full kitchen and cozy fireplace presents great potential for investors, multi-generational living or live up/rent down scenario. A custom built sunroom was added to the back of the home expanding your living space. Enjoy the outdoors with protection from the elements year round. The home offers two separate green spaces; to the west there is an above ground pool, hot tub and sundeck, perfect for relaxing and entertaining. The east-facing backyard is grassy, with patio and large doors on the fence to allow for easy storage for your RV, trailer or boat. The double



attached garage is finished with upgraded coated flooring for easy maintenance. Live close to nature with quick access to schools, shopping, transit, restaurants and the new ring road which gets you around the city with ease. Don't miss the chance to make it your own piece of paradise in Woodlands, a family-friendly neighborhood with excellent schools and abundant green spaces.

Built in 1979

Essential Information

MLS® #	A2085592
Price	\$648,000
Sold Price	\$640,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,188
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	184 Woodridge Drive Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3S6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Central Vacuum, Kitchen Island
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	October 23rd, 2023
Days on Market	17
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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