

\$690,000 - 264 Woodridge Place Sw, Calgary

MLS® #A2137031

\$690,000

5 Bedroom, 3.00 Bathroom, 1,243 sqft
Residential on 0.13 Acres

Woodlands, Calgary, Alberta

Welcome to 264 Woodridge Place SW, Calgary, AB—a beautifully updated 4-level split home boasting over 2400 square feet of meticulously maintained living space. Renovated within the past 11 years, this residence seamlessly combines modern conveniences with a warm, inviting atmosphere, perfect for families of all sizes. The spacious living areas are filled with natural light, thanks to the large vinyl windows throughout the home, creating a bright and airy ambiance. The open-concept design enhances the feeling of spaciousness and flow from room to room. At the heart of the home, the kitchen features stunning granite countertops, stainless steel appliances and beautiful shaker cabinets that extend the length of the kitchen, providing ample storage space for all your culinary needs. This home offers three generously sized bedrooms on the upper level, with an additional two bedrooms in the basement. The primary suite includes a convenient half-bath ensuite, while the home boasts two full bathrooms to accommodate the entire family. The fully finished basement houses an illegal suite, featuring a large, well-equipped kitchen, two spacious bedrooms, and extra storage space. Large windows ensure the illegal suite is bright and welcoming, making it ideal for extended family or guests. The south-facing yard is a serene retreat, adorned with mature trees, a great patio space for entertaining, and a well-maintained lawn. It's a perfect spot for



family gatherings or enjoying peaceful moments outdoors. The 22'x22' heated garage offers plenty of room for vehicles and additional storage, ideal for Calgary's varying seasons. Located in the highly sought-after neighbourhood of Woodlands, this home is within walking distance to South Fish Creek Park, Woodbine Athletic Park, and a Safeway grocery store. Close proximity to schools, parks, and walking trails makes it an ideal location for families looking to enjoy a balanced lifestyle with nature and convenience at their doorstep. This exceptional property at 264 Woodridge Place SW offers a rare combination of modern upgrades, versatile living spaces, and a prime location. Don't miss the opportunity to make this your new home. Contact us today to schedule a viewing!

Built in 1979

Essential Information

MLS® #	A2137031
Price	\$690,000
Sold Price	\$775,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	264 Woodridge Place Sw
Subdivision	Woodlands

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3S4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 10th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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