

# \$629,000 - 18, 275 Woodridge Drive Sw, Calgary

MLS® #A2172507

**\$629,000**

2 Bedroom, 3.00 Bathroom, 2,118 sqft

Residential on 0.00 Acres

Woodlands, Calgary, Alberta

Nestled in the tranquil heart of Woodlands, this charming two-story townhouse condo, attached only on one side, offers OVER 2100 SQUARE FEET ON TWO LEVELS and has a UNIQUE blend of comfort, style, and privacy. A true hidden gem, this meticulously cared-for home has been lovingly maintained by its owner, with a sense of warmth and character.

The owner spared no expense when they did a large renovation to the home; adding an extra window and changing the configuration of the room which made it much more open. The sunny office with cathedral ceiling was added giving more square footage to this home. A PRIVATE BALCONY looking into Fish Creek was also added to the PRIMARY bedroom retreat. The large lower living room touts a 9 foot ceiling enhancing the southwest views.

TO GIVE ADDED ROOM IN THE UPSTAIRS DEN subsequent work was done, a CUSTOM SKYLIGHT WAS ADDED and additional office space was gained. At the same time the front bedroom upstairs was extended giving EXTRA SQUARE FOOTAGE compared to other units that have sold in this complex.

Inside, you'll find a newly renovated interior kitchen featuring CUSTOM CABINETS with two floor to ceiling pull out pantries, two lazy susans and two corner pullout shelves for



small appliances. The cook in the house will enjoy two spice cabinets on either side of the stove. All cabinets below the counter consist of drawers with full extension glides for easy access. A favourite addition to this home is a custom plant window featuring two shelves over the kitchen sink.

Imagine waking up to the serene sounds of nature from your PRIVATE BALCONY overlooking FISH CREEK PARK off your Primary Bedroom. This room has a cozy seating area to overlook the beautiful fall leaves. It's perfect for enjoying morning coffee, afternoon relaxation, or evening Aurora viewing. - This spacious oasis has a walk in closet, 5 piece ensuite with HEATED FLOOR, DOUBLE SINKS AND STEAM SHOWER WITH JACUZZI TUB AND LARGE SKYLIGHT FOR NATURAL LIGHT. - Incorporate ideas above?

The home has beautiful hardwood floors, a large dining room, three living spaces, large basement with ample storage, an insulated cold room/pantry which could be a potential wine room and a large laundry room with lots of cupboards.

The outside of the property is a dream ! Whether you're a gardening enthusiast or simply seeking a peaceful retreat, this home offers the perfect balance of indoor and outdoor living. A gorgeous personal garden wraps around from the front door to the side deck for you to cultivate your green thumb, you can enjoy the beauty of nature right at your doorstep.

On top of all these amazing features the home has a large fully finished basement, laundry room with counter, lower and upper cabinets, and it's even roughed in for a bathroom !

Don't miss this opportunity to own a truly special property in one of Calgary's most desirable neighbourhoods. Schedule your private viewing today!

Built in 1981

**Essential Information**

MLS® #	A2172507
Price	\$629,000
Sold Price	\$610,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,118
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Up/Down
Status	Sold

**Community Information**

Address	18, 275 Woodridge Drive Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4S4

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

**Interior**

Interior Features	Bathroom Rough-in, Closet Organizers, Central Vacuum, Double Vanity, French Door, Jetted Tub, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Dryer, Garage Control(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, Level, Many Trees, No Neighbours Behind, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	October 11th, 2024
Date Sold	November 12th, 2024
Days on Market	32
Zoning	DC
HOA Fees	0.00

## Listing Details

Listing Office	eXp Realty
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