



GRASSROOTS
REALTY GROUP

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9, 275 Woodridge Drive SW
Calgary, Alberta

MLS # A2280072



\$499,900

Division:	Woodlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,960 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Landscaped		

Heating: Standard, Forced Air

Floors: Carpet, Linoleum, Parquet

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 636

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Welcome to Woodridge Estates; ideally nestled alongside the parks and pathways of beautiful Fish Creek Park, this inviting two-storey semi-detached townhome offers over 1,960 sq. ft. of above-grade living space plus a fully developed lower level. You are promptly welcomed by a large foyer with gleaming parquet floors that adjoins a versatile office or flex room. The functional kitchen offers ample counter space for meal prep and entertaining, along with a bright breakfast nook that opens onto a deck—perfect for BBQing or enjoying your morning coffee. The kitchen also provides easy access to the formal dining room. Just a few steps down, the generous family room features a charming brick fireplace and access to a second deck, ideal for hosting family and friends. A two piece bathroom completes this level. Upstairs, the expansive primary bedroom includes a sitting area, walk-in closet, and a five-piece ensuite with jetted tub. The second bedroom is generously sized. A four-piece main bath and convenient upper-level laundry complete this floor. The developed lower level offers a games area, additional flex space, and a two-piece bathroom, along with a large storage and utility room. The double attached garage is drywalled and insulated for added comfort. This home has excellent bones and offers a fantastic opportunity for updates to suit your style. Located in a quiet, upscale townhome community, it provides easy access to schools, transit, Anderson Road, Stoney Trail, Fishcreek Park and all the amenities—making it a wonderful place to call home.