

**2, 185 Woodridge Drive SW**  
**Calgary, Alberta**

**MLS # A2228706**



**\$474,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,499 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 546
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings		

**Inclusions:** n/a

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 it's ready to welcome its next family with open arms. The location? It doesn'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. You're also within walking distance to Woodbine Athletic Park, Woodbine Square Shopping Mall, and both Woodlands School and Woodbine School—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, you'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 gem—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 kids' 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&mdash;perfect for a future rec room, home gym, or whatever your heart desires! And with an attached, heated garage, you&rsquo;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&rsquo;ve been waiting for. Don&rsquo;t miss out&mdash;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.