# \$470,000 - 40, 185 Woodridge Drive Sw, Calgary

MLS® #A2253476

### \$470,000

3 Bedroom, 3.00 Bathroom, 1,542 sqft Residential on 0.00 Acres

Woodlands, Calgary, Alberta

Nestled in the highly sought-after Southwest, this beautiful Townhouse in Woodlands offers the perfect blend of nature and convenience. This stunning split-level home is surrounded by mature trees and lush green space, just steps from scenic pathways and the breathtaking views of Fish Creek Park. The main floor welcomes you with a spectacular family room featuring soaring ceilings, a cozy gas fireplace, and expansive windows that flood the space with natural light. Beautiful hardwood flooring enhances the warmth and elegance of the space. A patio door opens directly to your new private deck, creating the ideal setting for your very own outdoor oasis. Overlooking the living room, the traditional dining area flows seamlessly into the bright kitchen, thoughtfully designed with ample cabinetry, generous counter space, and a charming breakfast nook. Upstairs, you'II find two sun-filled, south-facing bedrooms and a full 4-piece bath, alongside a spacious primary suite complete with wall-to-wall closets and a private 3-piece ensuite. The partially finished lower level offers flexibility and function, including a laundry area, utility room, and abundant storage with an insulated crawl space. The attached garage provides secure parking, complemented by additional driveway space for guests or extra vehicles. Living at Woodlands means enjoying not only nature at your doorstep (just steps from Fish Creek Park) but also proximity to schools, shopping, Costco, public transit, and major amenities,







with easy access to Stoney Trail. Welcome home! Welcome to Woodlands!

#### Built in 1980

#### **Essential Information**

MLS® # A2253476 Price \$470,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,542 Acres 0.00 Year Built 1980

Type Residential

Sub-Type Row/Townhouse

Style 5 Level Split

Status Active

# **Community Information**

Address 40, 185 Woodridge Drive Sw

Subdivision Woodlands

City Calgary
County Calgary
Province Alberta
Postal Code T2W3X7

#### **Amenities**

Amenities None Parking Spaces 2

Parking Driveway, Single Garage Attached, See Remarks

# of Garages 1

#### Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, High Ceilings, No

Smoking Home, See Remarks, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Range Hood, Refrigerator, See Remarks

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Gas, Living Room, Mantle, Raised Hearth

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Low Maintenance Landscape, No Neighbours Behind, See Remarks

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 9th, 2025

Days on Market 54

Zoning M-CG d44

## **Listing Details**

Listing Office RE/MAX First

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