



**3, 185 Woodridge Drive SW  
Calgary, Alberta**

**MLS # A2316597**



**\$489,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 638
<b>Basement:</b>	Full	<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, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

This well-appointed townhome sits in a tranquil corner of the Woodlands area, offering modern updates, abundant natural light, and seamless indoor-outdoor living. The main entry is welcoming with a large entry closet and aggregate flooring to keep clean ups simple. The living spaces are sun-filled and inviting. The striking living room features vaulted ceilings and a gas fireplace as its focal point, plus direct access to the large deck. The deck is quiet and surrounded by trees for extra privacy. The third level offers a flex space. Whether it is used as a den, formal dining room or a play area for the kids—the choice is yours. A bright, homey kitchen with a dining area showcases oak cabinets and granite countertops, with numerous windows that bathe the space in natural light. There is great counter space and lots of storage in the kitchen while the dining area can easily sit 8. Retreat to the primary bedroom with double closets and a 3 piece ensuite. The ensuite features a glass enclosed walk in shower complete with bench. Two more good sized bedrooms complete this floor. This home has received care and attention over the years with all new windows installed, vinyl flooring in the living room and upper 4th level for easy maintenance, new carpet on the stairs and painted throughout in 2020. A new garage door and opener have been replaced (2026 and 2025). There is a newer higher efficiency furnace. The lower level laundry is currently unfinished but provides extra storage or use the space for your home gym or office. An easy walk to Fish Creek Park and all amenities including Woodbine Square Shopping Mall and Woodlands School. Access to all points of the city via Stoney Trail and Anderson Road.