



1, 185 Woodridge Drive SW
Calgary, Alberta

MLS # A2319085



\$469,900

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,666 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	Partial	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

****OPEN HOUSE - Saturday, June 13 (1-3pm)**** Welcome to this bright and spacious END-UNIT townhome, perfectly positioned just steps away from Fish Creek Park. Enjoy the added privacy of an end unit and an abundance of natural light from extra windows in the home. Thoughtfully designed, it features an inviting living space with VAULTED ceilings overlooked by a spacious dining area. South facing kitchen with GRANITE countertops, plenty of storage and a half bath for guests to finish off the level. Upstairs is the master bedroom with ample closet space and a private 3 piece ensuite, a second large bedroom and another full bathroom. The fully developed basement is complete with separate laundry area and versatile added living space. Enjoy the convenience of a HEATED single attached GARAGE to keep your vehicle protected from the elements! Step outside and relax on the generous back deck, an ideal extension of the home's living space. The functional layout creates inviting living spaces ideal for relaxing or entertaining, while nearby Fish Creek Park offers endless opportunities to walk, bike, and connect with nature. With schools, shopping, transit, and major roadways just minutes away, this home delivers an exceptional blend of comfort, convenience, and maintenance free living!