

25, 275 Woodridge Drive SW  
Calgary, Alberta

MLS # A2225933



**\$599,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 632
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Smoking Home, See Remarks, Soaking Tub		

**Inclusions:** TV wall mounts

Nestled in one of Calgary's most serene and scenic locations, this beautifully maintained duplex offers timeless character, thoughtful updates, and an unbeatable setting—backing directly onto the breathtaking expanse of Fish Creek Park. Imagine stepping out your back door into one of North America's largest urban parks, with miles of walking and cycling paths, lush tree canopies, and the peaceful sounds of nature greeting you daily. It's a rare and coveted lifestyle that combines the tranquility of nature with the convenience of city living. Inside, the home features a generous and inviting layout. The upper level boasts two exceptionally spacious bedrooms, ideal for privacy and comfort. The primary retreat is a true standout—offering a luxurious 5-piece ensuite with a soaker tub, step-in shower, dual vanities, and a skylight that floods the space with natural light. A charming reading nook and well-appointed guest bathroom complete this airy and welcoming upper level, which also overlooks the vaulted living space below. On the main floor, you'll find a seamless blend of function and charm. The formal dining area flows into a sunken living room centered around a classic brick wood-burning fireplace—an ideal spot to relax and unwind. Large sliding glass doors open to the private back deck, where mature trees provide privacy and a natural backdrop that changes beautifully with the seasons. The kitchen is both stylish and functional, complete with a brand new cooktop, updated appliances, ample counter space, and a cozy breakfast nook that also opens onto the deck—perfect for enjoying quiet mornings or hosting guests. The attached double car garage offers more than just secure parking—it's a fantastic bonus for additional storage, tools, and workspace. Whether you're a

hobbyist, a cyclist storing your gear, or just someone who values an organized garage, this space adds true everyday functionality. The lower level features a spacious, multi-purpose recreation room currently set up as a home gym, a newly completed half bathroom, and a substantial storage room with more than enough space for seasonal items or hobby equipment. Tucked within a quiet, well-maintained conventional condo complex, this home offers the freedom of low-maintenance living without sacrificing space or privacy. The attached garage, driveway parking, and beautifully landscaped setting only add to its appeal. Whether you're looking for a forever home immersed in nature, or a peaceful place to entertain and recharge, this rare opportunity to live backing onto Fish Creek Park is truly one-of-a-kind.