

\$475,000 - 39, 185 Woodridge Drive Sw, Calgary

MLS® #A2249059

\$475,000

3 Bedroom, 3.00 Bathroom, 1,600 sqft

Residential on 0.00 Acres

Woodlands, Calgary, Alberta

Welcome to Woodlands on the Park, a highly sought-after townhome complex that delivers the ultimate in modern, comfortable living—now at an aggressively reduced price that won't last long! This spacious 3-bedroom, 2.5-bathroom end-unit townhome has just undergone a recent price drop, making it an unbeatable value for discerning buyers ready to act fast. Designed for relaxation, convenience, and efficiency, it boasts an inviting layout packed with premium upgrades, including a fully finished basement, central vacuum system, water purification system, new hot water tank, and more.

Step into the expansive living room, featuring soaring vaulted ceilings, a cozy gas fireplace for those chilly evenings, and fresh paint throughout for a bright, renewed ambiance. Adjacent is a formal dining room ideal for hosting gatherings, flowing seamlessly into the spacious kitchen with brand-new appliances, ample counter space, and a charming breakfast nook for casual meals.

Upstairs, unwind in the generous master bedroom retreat, complete with a private 4-piece ensuite bathroom and mirrored closets for elegant storage. Two additional large bedrooms offer plenty of space for family or guests, served by another full 4-piece bathroom. The large laundry/utility room shines with practicality, featuring new washer and dryer and extra storage.

Downstairs, the fully finished basement provides versatile additional living



space”perfect for a home office, media room, or play area”enhancing the home’s functionality and appeal.

Outside, savor the beautiful large rear deck, perfect for summer barbecues or tranquil evenings, in an unparalleled quiet location that feels like a private oasis. The single attached garage is heated and equipped with extra insulation, ensuring year-round comfort and coziness even in the harshest winters.

Ideally located just moments from Stoney Trail for effortless commuting, reliable transit, and abundant shopping, this home makes daily life a breeze. With its aggressive pricing and recent reduction, opportunities like this vanish quickly”don’t miss your chance to make Woodlands on the Park your forever home! Schedule a viewing today before it's gone.

Built in 1980

Essential Information

MLS® #	A2249059
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	39, 185 Woodridge Drive Sw
Subdivision	Woodlands
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 3X7

Amenities

Amenities	None
Parking Spaces	2
Parking	Heated Garage, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	59
Zoning	M-CG d44

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.