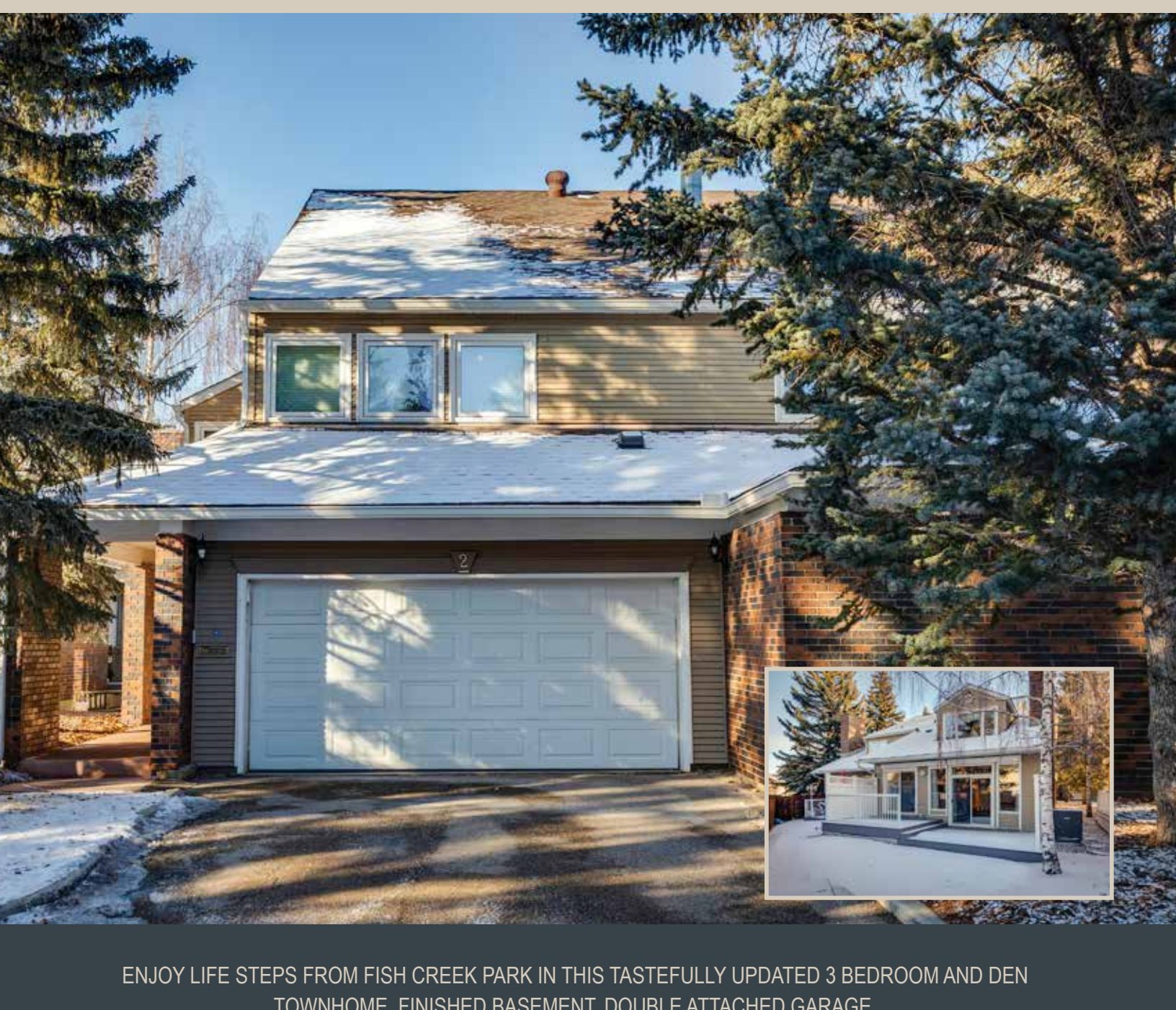


## 2, 275 WOODRIDGE DRIVE S.W.



ENJOY LIFE STEPS FROM FISH CREEK PARK IN THIS TASTEFULLY UPDATED 3 BEDROOM AND DEN TOWNHOME. FINISHED BASEMENT, DOUBLE ATTACHED GARAGE.



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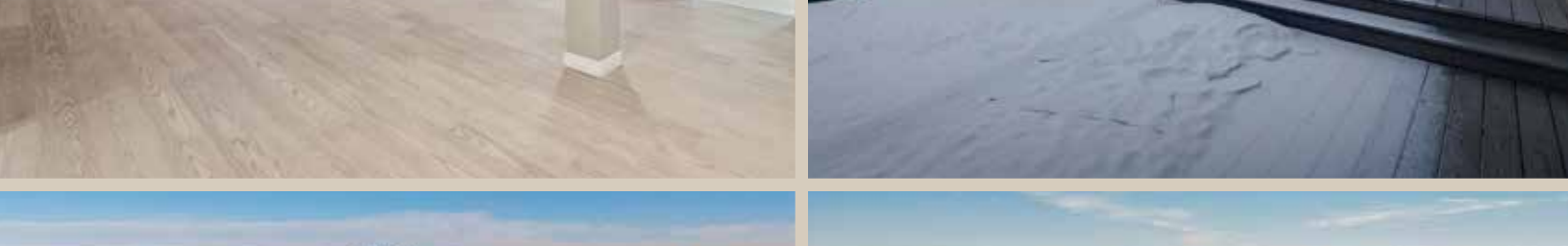
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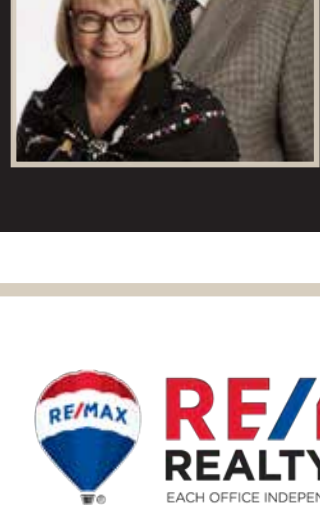
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<b>Address</b>	<b># 2 – 275 Woodridge Drive S.W.</b>			<b>Price</b>	<b>\$ 599,000.</b>
<b>District</b>	<b>Woodlands</b>				
<b>Realtors</b>	<b>Ellyn Mendham &amp; Tom Westcott</b>				
<b>Phone</b>	<b>403-259-4141</b>			<b>Condo Fees</b>	<b>\$ 727.32 / mo</b>
<b>Legal Plan</b>	<b>8110943</b>	<b>Legal Unit</b>	<b>2 UF 253</b>	<b>Fees Incl:</b>	<b>Ext Maintenance, Landscape &amp; Snow Removal, Reserve Fund Contributions, Management, &amp; Gen. Insurance.</b>
<b>Exterior</b>	<b>Brick, Vinyl Siding</b>	<b>Heating</b>	<b>Forced Air, A/C</b>		
<b>Age</b>	<b>1981</b>	<b>Flooring</b>	<b>Laminate, Carpet, Tile</b>		
<b>Type</b>	<b>Conventional</b>	<b>Reg. Size</b>	<b>331.6 m2</b>		
<b>Style</b>	<b>Two Storey</b>	<b>RMS Size</b>	<b>2240.19 sq. ft.</b>		
<b>Managed By</b>	<b>C-ERA Property Management</b>	<b>Fireplace</b>	<b>One – woodburning with gas jet</b>		
<b>Living Rm</b>	<b>15'9" x 15'1"</b>	<b>Family Rm</b>	<b>23'9" x 17'10"</b>	<b>2025 Taxes</b>	<b>\$ 3757.62</b>
<b>Dining Rm</b>	<b>12'2" x 10'8"</b>	<b>Primary</b>	<b>22'2" x 15'9"</b>	<b>Possession</b>	<b>30 Days / Neg.</b>
<b>Kitchen</b>	<b>14'0" x 8'10"</b>	<b>BR 2</b>	<b>17'8" x 13'6"</b>		
<b>Nook</b>	<b>9'0" x 8'10"</b>	<b>Laundry</b>	<b>5'6" x 3'0"</b>		
<b>Bathrooms</b>	<b>3.5 – Three Piece on Main, 4 Piece Upper, 5 Piece Ensuite, 2 Piece Lower</b>				
<b>Parking</b>	<b>Double Attached with Private Driveway</b>				
<b>Included</b>	<b>Electric Stove/Top, Range Hood, Refrigerator, Built-in Oven, Microwave, Dishwasher, 2 TV Mounts, Water Softener, 2 Hanging Mirrors in Main Floor Bath &amp; 2 Hanging Mirrors in Ensuite Bath, Washer, Dryer, Garage Door Opener and 2 Controls, All Window Coverings, Air Conditioner</b>				

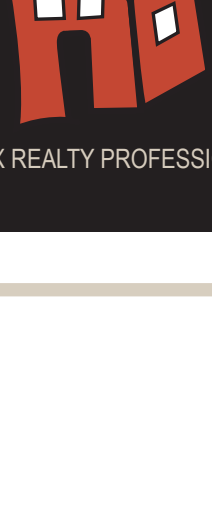
STYLISH, TASTEFULLY RENOVATED TOWNHOME offering 3 BEDROOMS and a MAIN FLOOR DEN plus FINISHED BASEMENT and ATTACHED DOUBLE GARAGE with PRIVATE DRIVEWAY. AMAZING LOCATION! This complex backs to FISH CREEK PARK and offers easy access to the park and pathways. MANY UPGRADES! New upstairs windows (2022), new furnace (2025), central air (2022), main floor bath upgraded to a 3 piece, new oven and stove/hood (2022). This is a home you really must see!

**Owner** 2206163 ALBERTA LTD. **Listed by:** RE/MAX Realty Professionals

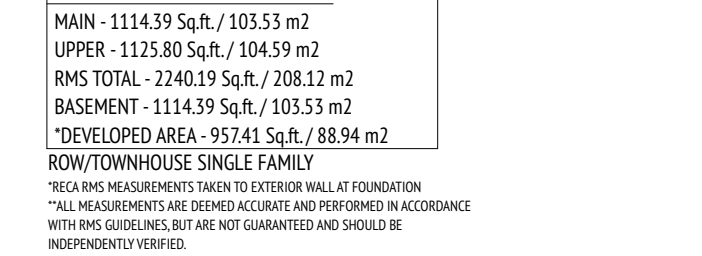
The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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2 - 275 WOODRIDGE DRIVE SW, CALGARY  
MAIN - 1114.39 Sq.ft. / 103.53 m2  
UPPER - 1125.80 Sq.ft. / 104.59 m2  
RMS TOTAL - 2240.19 Sq.ft. / 208.12 m2  
BASEMENT - 1114.39 Sq.ft. / 103.53 m2  
\*DEVELOPED AREA - 957.41 Sq.ft. / 88.94 m2  
ROW/TOWNHOUSE SINGLE FAMILY  
\*RECA RMS MEASUREMENTS TAKEN TO EXTERIOR WALL AT FOUNDATION  
\*ALL MEASUREMENTS ARE DEEMED ACCURATE AND PERFORMED IN ACCORDANCE WITH RMS GUIDELINES, BUT ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED.

ELLYN MENDHAM & TOM WESTCOTT  
RE/MAX REALTY PROFESSIONALS  
TWESTCOTT@CALGARYRELOCATION.COM  
403.259.4141  
JANUARY 23, 2026

