# 367 Woodridge Place SW

Calgary | Active | MLS® A2344229

**$539,900**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1979** | **946.49 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Pull up the long driveway to the single attached garage of this three bedroom, 4-level split, on a quiet cul-de-sac just a few blocks from Fish Creek Provincial Park. Step inside to hardwood floors running right through the main floor, a large bay window filling the living room with light, and an upgraded gas fireplace anchoring the room. Carry on past the dining room into the white kitchen, with cabinetry to spare and stainless appliances. Head upstairs to the primary bedroom and its walk-in closet, a second bedroom beside it, and the 4-piece bath. Come back down and a few steps lower, where the third bedroom and 3-piece bath sit alongside a spacious family room. Movie nights, home office, hobby room, take your pick. One more flight down and the basement is framed and insulated, with the laundry and plenty of storage, waiting on your plans. Now back up and out onto the large side deck, and down into a huge south facing back yard: private and fenced, framed by mature trees, with a deep stretch of lawn, a dedicated dog run, and room to play and garden. Most of the windows have been updated, furnace updated and central air keeps it comfortable through the summer. The home is vacant and ready for a quick possession, on an established SW street with quick access to Anderson Road and Stoney Trail. Take the virtual tour to walk it room by room.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2344229 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1979 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 4 Level Split |
| **Total Living Area:** | 946.49 sq. ft. |
| **Main Level Finished Area:** | 534.49 sq. ft. |

| | |
|---|---|
| **Upper Level Finished Area:** | 412 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,166 sq. ft. |
| **Lot Frontage:** | 40' |
| **Front Exposure:** | North |
| **Levels:** | 4 Level Split |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1979 (Age: 47) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7810890 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Partially Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |

| | |
|---|---|
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Attached |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southwest |
| **Community:** | Woodlands (Calgary) |
| **Appliances:** | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | none |
| **Restrictions:** | Easement Registered On Title, Utility Right Of Way |
| **Main Floor** | Dining Room · 12'1" × 10'3" · |
| **Main Floor** | Kitchen · 13'11" × 7'3" · |
| **Main Floor** | Living Room · 14'10" × 14'5" · |
| **Upper Level** | Bedroom · 12'2" × 8'4" · |
| **Upper Level** | Bedroom - Primary · 12'2" × 10'7" · |
| **Lower Level** | Bedroom · 11'7" × 7'9" · |
| **Lower Level** | Family Room · 16'11" × 9'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Closet Organizers, Laminate Counters, Walk-In Closet(s) |
| **Exterior Features:** | Dog Run |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Garden, Landscaped, Lawn |

| | |
|---|---|
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-CG |
| **Listed Date:** | Sep 14, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/367-woodridge-place-sw-calgary-a2344229/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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