

1007, 2200 Woodview Drive SW
Calgary, Alberta

MLS # A2195271



\$264,900

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,077 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Appliances are believed to all be working but sold "as-is"

Welcome to this charming 2-storey townhouse in the tree-lined community of Woodlands, Calgary! Walk up to this open-concept home featuring a spacious living room with laminate flooring, a well-equipped kitchen with crisp white cabinetry/ample storage, and a dining area and living room perfect for entertaining. Step onto your balcony just off the living room to enjoy the fresh air. Upstairs, you'll find two generously sized bedrooms, including a primary suite with a walk-in closet, plus an updated 4-piece bathroom. The home also offers a convenient laundry room with built-in shelving for even more storage. Assigned parking is also included. Located just steps from Woodlands School, playgrounds, and tennis courts, and kitty-corner to Woodview Park. Enjoy nearby amenities, including a strip mall with a daycare and convenience store, plus easy access to Canyon Meadows Golf Course, Stoney Trail and the stunning trails of Fish Creek Park. Don't miss this fantastic opportunity—book your showing today!