

1007, 2200 Woodview Drive SW
Calgary, Alberta

MLS # A2195271



\$264,900

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|------------------|---------------------------|---------------|-------------------|
| 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

Floors: Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 446

LLD: -

Zoning: M-C1

Utilities: -

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!