



GRASSROOTS
REALTY GROUP

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203, 2200 Woodview Drive SW
Calgary, Alberta

MLS # A2230760



\$265,000

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,025 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Pantry, Quartz Counters, Storage		

Inclusions: TV in the living room, shelves in the storage room, paint and un installed baseboards.

Welcome to this beautifully updated 2-bedroom townhouse located in the heart of Woodlands, one of Calgary's most established and sought-after neighbourhoods. As you enter, you're welcomed by a spacious foyer with stairs leading up to the main living area. Once upstairs, you'll find a bright and open layout featuring a large living room filled with natural light and a wall-mounted TV—perfect for relaxing or entertaining. The freshly renovated kitchen is a standout, with quartz countertops, stainless steel appliances, and sleek modern cabinetry. The adjacent dining area is framed by large windows and a newer patio door that opens onto a private balcony surrounded by mature trees—an ideal outdoor space to enjoy a quiet morning or evening. Also on the main floor is a generously sized laundry room with ample storage, adding to the home's functionality and ease of living. Upstairs, you'll find two spacious bedrooms with large closets, along with a 4-piece bathroom featuring modern finishes that add a clean, contemporary touch. A separate mechanical room provides additional storage space. The home has been freshly painted throughout and features newer carpet, giving it a fresh and updated feel. This well cared for home is ready for its next owner to move in and enjoy. This is a rare opportunity to own a thoughtfully renovated home in a quiet, well-managed complex in a desirable, amenity-rich neighbourhood for a very affordable price. Book your showing today and experience everything this Woodlands gem has to offer.