



GRASSROOTS
REALTY GROUP

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2416 Woodview Drive SW
Calgary, Alberta

MLS # A2236196



\$425,000

Division:	Woodlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,017 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE SUN JULY 6th 2-4 PM Psst, you guys, i need to tell you about something… there’s a duplex on a quiet, tree-lined street in the SW neighborhood of Woodlands for \$425,000—and it’s kind of the unicorn we didn’t think existed anymore. Sure, it’s a bit of a fixer. But here’s why it’s awesome: it’s a single-family home with no condo fees, four bedrooms (two up, two down), 2 baths, big bright windows (thank you bi-level layout), and a front balcony tucked behind mature trees—including one lovingly named Steve—so you’ve got privacy and morning coffee views. Inside, the hardwood floors are gorgeous, the living + dining space is open and airy, and the kitchen? She’s roomy, but yes, she’s ready for her makeover montage. And, there’s a backyard. A real one that you don’t share with strangers. Room for a garage, space to garden, and plenty of grass for the kids—and the dog you’re totally caving on. Location? Amazing!! Walk to schools, Safeway, Dollarama, Shoppers, Tim Horton’s, a pub, a café, Fish Creek Park, and transit. It’s in a calm, established area with great trees and even better potential. Windows were updated between 2018-2021, high efficiency furnace installed, and the roof was resingled in 2021. This one’s got that “buy it now, make it yours slowly” kind of magic. If you're ready to stop paying someone else’s mortgage and start building your own equity, this is your moment.