



GRASSROOTS
REALTY GROUP

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**510, 2200 Woodview Drive SW
Calgary, Alberta**

MLS # A2238988



\$264,900

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,139 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Laundry room storage cabinet

Welcome to this beautiful and affordably priced townhome in the desirable community of Woodlands. Ideally located close to shopping, transit, schools, parks, recreation centres, and the stunning Fish Creek Park, this pet-friendly property offers incredible value for first-time buyers, downsizers, or investors. Enjoy peaceful views and added privacy with green space directly across from the unit. As one of the largest units in the complex, it features a bright and open layout with two spacious bedrooms, a generous living area filled with natural light from the sunny south-facing exposure, and tasteful modern updates throughout. The home has been thoughtfully refreshed with durable laminate flooring, sleek cabinetry, and newer stainless steel appliances. A new high-efficiency furnace was installed in 2023, offering year-round comfort and energy savings. Additional highlights include main-floor laundry, ample storage, and a private south-facing balcony perfect for summer BBQs. This charming home is a must-see!