



**GRASSROOTS**  
REALTY GROUP

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702, 2200 Woodview Drive SW  
Calgary, Alberta

MLS # A2250766



**\$254,900**

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

**Inclusions:** TV Mount in Bedroom

\*\*\*OPEN HOUSE, Saturday, September 6th, 2 pm-4 pm\*\*\* This 2-storey, 2-bedroom, 1-bathroom END UNIT offers quiet living as it faces the inside of the complex. The main floor offers laundry, storage, and a large living room with access to the west-facing private balcony. The spacious dining room has plenty of natural light and is open to the kitchen with a newer backsplash and stainless-steel fridge. Laminate flooring on both levels adds to the appeal, with newer carpet on both staircases for comfort. Upstairs, you will enjoy newer flooring, a tastefully renovated bathroom in 2023, with a stylish vanity and modern tile surround and two bedrooms, including a king-sized primary suite with a walk-in closet. An assigned parking stall is included, along with ample visitor parking. Ideally located, you can walk across the street to local amenities including a pub, liquor store, convenience store, and barber shop, or stroll down the street to Safeway, Tim Horton's, Shopper's Drug Mart, and Starbucks. It's only a 10-minute bus ride to the Anderson Train Station. Costco is just an 8-minute drive away, with easy access to Stoney Trail for commuting. Outdoor enthusiasts will love being only a 10-minute walk to Fish Creek Park, the second-largest urban park in Canada, featuring biking, hiking, walking, fishing, nature watching, picnicking, boating, and swimming.