

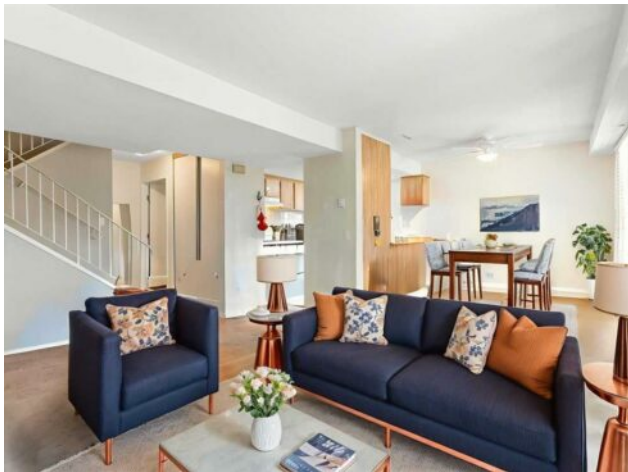


GRASSROOTS
REALTY GROUP

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209, 2200 Woodview Drive SW
Calgary, Alberta

MLS # A2267599



\$250,000

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,191 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: None

Step into this bright and spacious 2 bedroom, 1 bathroom END UNIT townhouse in Woodlands, where comfort and convenience come together. This well maintained home features a SOUTH-FACING layout that fills the space with natural light and offers TWO private balconies, one off the living room and another from the primary bedroom upstairs, a unique feature in the complex. Both bedrooms are located on the second floor, providing a private retreat, while the open main floor is perfect for entertaining or everyday living. As an end unit, it offers extra privacy and a sense of openness. Ideally situated close to Stoney Trail, Macleod Trail, Anderson Road, and the scenic pathways of Fish Creek Park, this home combines thoughtful design, functional spaces, and a fantastic location in a welcoming community.