



**GRASSROOTS**  
REALTY GROUP

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306, 2200 Woodview Drive SW  
Calgary, Alberta

MLS # A2269166



**\$229,900**

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,078 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** 2 - Portable A/C units

You'll love this two-bedroom townhouse in a great spot! With no neighbors behind, you'll enjoy peaceful views of the park and playground right out your door. Step up to the bright, open main floor with a kitchen that has lots of cupboard and counter space, leading into the dining and living area. Big windows and a sliding door open to a sunny west-facing balcony — perfect for relaxing or enjoying the sunset. There's also a laundry room with extra storage on this level. Upstairs you'll find two good-sized bedrooms, a full 4-piece bathroom, and more storage. Parking is conveniently located close to the unit. Close to shopping, schools, and transit — a great opportunity for first-time home buyers or investors!