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306, 2200 Woodview Drive SW Calgary, Alberta

MLS # A2269166



\$234,900

Woodlands Division: Residential/Five Plus Type: Style: 2 Storey Size: 994 sq.ft. Age: 1978 (47 yrs old) **Beds:** Baths: Garage: Stall Lot Size: Lot Feat: Backs on to Park/Green Space, Front Yard

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

Features: See Remarks

Inclusions: 2 - Portable A/C units

You'Il love this two-bedroom townhouse in a great spot! With no neighbors behind, you'Il 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'Il 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!