



**306, 2200 Woodview Drive SW  
Calgary, Alberta**

**MLS # A2269166**



**\$214,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard		

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