



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**602, 2200 Woodview Drive SW  
Calgary, Alberta**

**MLS # A2282407**

**\$229,900**



<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	N/A		

Welcome to this 2 bedroom (end unit) townhouse, located in the desirable community of Woodlands. This well maintained home has 2 bedrooms and 1 full bath upstairs, nicely separated from the main floor living area featuring spacious living room, dining room, laundry room, and upgraded white kitchen with white appliances. Patio doors off the living room onto a generous sized balcony. Sierra Gardens has an optional rental pool ideal for "hands off" investors, with management services provided by Braden Equities Inc., or investors can choose to manage their rental themselves. Assigned parking stall is located right in front of the home. This complex is ideally located within walking distance of scenic Fish Creek Park, close to schools, parks, transit, and close proximity to Stoney Trail for easy access around Calgary and out to Kananaskis and Banff. Priced at under \$230,000 this is a great opportunity for investors (with tenant already in place) or first time buyers!