



GRASSROOTS
REALTY GROUP

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**1101, 2200 Woodview Drive SW
Calgary, Alberta**

MLS # A2200779

\$249,000



Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	915 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Great opportunity for investor or first time buyer in the tree-lined community of Woodlands, Calgary! This bungalow style townhouse features a spacious living room with laminate flooring, dining area and an updated kitchen with black appliances. Down the hall you will find two generously sized bedrooms plus a 4-piece bathroom and a convenient laundry. Assigned parking is also included. Located just steps from Woodlands School, playgrounds, and tennis courts, and kitty-corner to Woodview Park. Enjoy nearby amenities, including a strip mall with a daycare and convenience store, plus easy access to Canyon Meadows Golf Course, Stoney Trail and the stunning trails of Fish Creek Park. Don't miss this fantastic opportunity—book your showing today!