

**2187 Woodview Drive SW
Calgary, Alberta****MLS # A2236850****\$415,000**

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

*** NO MONTHLY CONDO FEES HERE AND YOU OWN THE LAND!! *** Calling all first time home buyers and savvy investors. Bright 2 storey townhouse with sunny south facing fenced backyard and double parking. Original condition. Perfect opportunity to make it your own with a fresh coat of paint and new flooring. The main floor offers an inviting living space with large windows surrounding the wood burning fireplace. The well-designed kitchen with window overlooking the backyard seamlessly opens up to a dining room area, making it an ideal setting for entertaining guests or enjoying family meals. Includes all 5 appliances. Hood fan is ducted vented to the outside. Matching washer dryer. The main floor is completed with a practical 2 piece powder room at the back so you don't have to share your bathroom space with your guests. The basement offers additional living space with rec room, office, 2 pce bath and laundry and R/I plumbing for bar sink. Shingles replaced in September 2016 with Owens Corning TruDefinition Duration Shingles with SureNail Technology, complete with drip edges, ice & water underlayment paper and roof vents, etc. Maintenance free vinyl siding. Fences and gates replaced in July 2013. Upgraded with talking smoke & carbon monoxide alarms. Furnace and water tank inspected June 23, 2025. SUNNY SOUTH facing FENCED backyard with patio stones, river rock, mature lilac and dogwood for privacy and shade with gate to parking. One remarkable feature of this property is the absence of condo fees. The convenient location is unbeatable, close to shopping (Safeway/Starbucks/Shoppers/Post Office/Dollarama/Tim Hortons/Pub/Patisserie du Soleil Bakery Cafe in Woodbine square), Fish Creek Park and Max Yellow BRT (Bus Rapid Transit) to whisk you downtown. Close to the new Costco and Shopping area connecting to the

ring road for quick access to anywhere in the city and Mountains. Upper den could be converted to bedroom. Welcome to your new home in Wonderful Woodlands. Easy to view. Vacant for flexible move in date. Call your favorite realtor to schedule a private tour today! Did we mention NO CONDO FEES!