

**2183 Woodview Drive SW
Calgary, Alberta**

MLS # A2247138



\$429,900

Division:	Woodlands		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,137 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

*****END UNIT & NO CONDO FEES & SUNNY SOUTH BACKYARD***** Perfect for first-time buyers or investors, this bright and inviting 2-storey townhouse offers the perfect blend of comfort and convenience. The main floor features an OPEN PLAN spacious living room with large windows surrounding a cozy wood-burning FIREPLACE, and a well-designed kitchen with a backyard view that flows effortlessly into the dining area & ideal for entertaining. A two-piece bathroom room is tucked away at the rear for added privacy. The OPEN basement is ready for future development and includes laundry with an UPDATED WASHER and DRYER. Upstairs you'll find three bedrooms and a beautifully recently renovated full bathroom. Recent updates include roof shingles replaced in 2015, a NEW FURNACE and AIR CONDITIONING unit installed in 2021, and a sunny, fenced and LANDSCAPED backyard with a LARGE DECK, storage SHED, and BBQ gas line. Located just steps from Woodbine Square's shops and cafés, minutes from Fish Creek Park and the Max Yellow BRT for a quick commute downtown, and close to the new Costco, shopping plaza, and ring road for fast access to the city or the mountains. Woodlands Elementary School is within walking distance, making this home as practical as it is appealing. Vacant, move-in ready, and offering flexible possession & this is your chance to call Wonderful Woodlands home. Schedule your private showing today.