



209, 2200 Woodview Drive SW Calgary, Alberta

MLS # A2251827



\$250,000

Division:	Woodlands				
Type:	Residential/Five Plus				
Style:	2 Storey				
Size:	1,191 sq.ft.	Age:	1978 (47 yrs old)		
Beds:	2	Baths:	1		
Garage:	Stall				
Lot Size:	-				
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting, Treed				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), No Animal Home, No Smoking Home

Inclusions: None

Step into this bright and spacious 2 bedroom, 1 bathroom end unit townhouse in Woodlands, where comfort and convenience come together. This well maintained home features a south facing layout that fills the space with natural light and offers two private balconies, one off the living room and another from the primary bedroom upstairs, a unique feature in the complex. Both bedrooms are located on the second floor, providing a private retreat, while the open main floor is perfect for entertaining or everyday living. As an end unit, it offers extra privacy and a sense of openness. Ideally situated close to Stoney Trail, Macleod Trail, Anderson Road, and the scenic pathways of Fish Creek Park, this home combines thoughtful design, functional spaces, and a fantastic location in a welcoming community.