

**2216, 200 Community
Okotoks, Alberta**

MLS # A2201184



\$269,900

Division:	Woodhaven		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	658 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to Calvanna Village, a vibrant 55+ community offering modern amenities, a welcoming atmosphere, and a true sense of belonging. Enjoy access to a clubhouse, games room, fitness space, and pool table—all just steps from your door. This well-designed apartment is perfectly located near shopping, groceries, and essential services, ensuring convenience at every turn. The kitchen features warm cabinetry and ample counter space. A bright and airy living room, enhanced by large windows, opens onto a private balcony with glass railing—perfect for fresh air and peaceful views. The cozy bedroom boasts a generous window and a closet for wardrobe essentials, while the bathroom offers a tub/shower combo and a vanity for extra storage. Thoughtful design continues with a stackable washer/dryer in the kitchen along with a spare room for additional storage space or an office! Neutral paint and carpeting provide a soothing backdrop, ready for your personal touch. Enjoy the convenience of underground parking and a secure storage locker. This charming home is designed for comfort, ease, and an enjoyable lifestyle. Easy to show!