



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2200 WOODVIEW Drive #508, Calgary T2W 3N6**

MLS® #: **A2158297**      Area: **Woodlands**      Listing Date: **08/16/24**      List Price: **\$299,998**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1978**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Front Yard**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **911**  
 Low Sqft:  
 Ttl Sqft: **911**

DOM

**33**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`2" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`8" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 12`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 12`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`4" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`9" x 14`9"</b>

Legal/Tax/Financial

Condo Fee: **\$315**      Title: **Fee Simple**      Zoning: **M-C1 d100**

Fee Freq:  
**Monthly**

Legal Desc: **0712428**

Remarks

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Pub Rmks: **Either you are a First Time Buyer or Investor this is a place to consider. END UNIT, Open concept, spacious living room , dining room and kitchen, 2 bedrooms and 1 bath, located on a quiet and friendly complex. RECENT UPDATES: New appliances including washer and dryer, new floors, new baseboards, new vanity, new faucets, new light fixtures, and new paint. Close to shopping and other amenities. Easy access to major roads. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\***

Inclusions: **None**

Property Listed By: **Royal LePage Benchmark**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**