



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2200 WOODVIEW Drive #902, Calgary T2W 3N6**

MLS® #: **A2162196**      Area: **Woodlands**      Listing Date: **09/06/24**      List Price: **\$289,900**  
 Status: **Pending**      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:

Finished Floor Area  
 Abv Sqft: **1,088**  
 Low Sqft:  
 Ttl Sqft: **1,088**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Lawn, Landscaped**  
 Park Feat: **Assigned, Guest, Outside, Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Stucco, Wood Frame, Wood Siding**  
 Flooring: **Carpet, Laminate, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings**  
 Int Feat: **Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	9`2" x 8`3"	Kitchen	Second	8`11" x 8`8"
Laundry	Second	11`0" x 6`0"	Living Room	Second	13`8" x 15`7"
4pc Bathroom	Third	8`1" x 4`11"	Bedroom	Third	11`3" x 9`11"
Bedroom - Primary	Third	14`0" x 10`6"	Furnace/Utility Room	Third	7`7" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$398**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d100**

Legal Desc: **0712428**

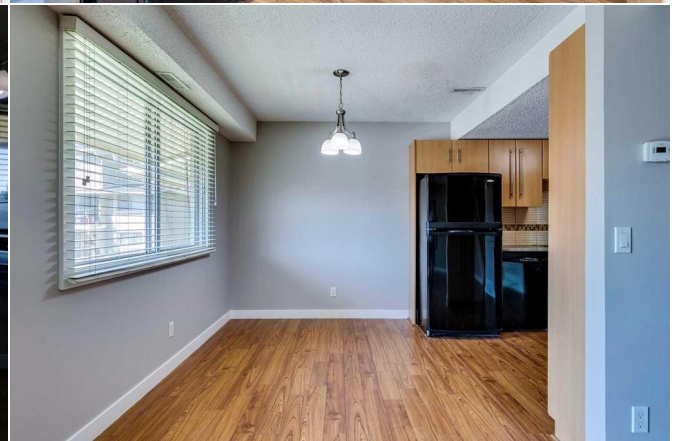
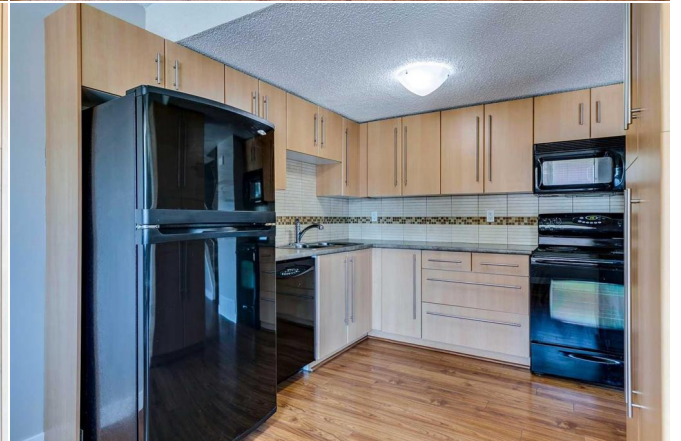
Remarks

Pub Rmks: **Charming End-Unit Townhouse with Exceptional Location! Discover your new home in this delightful end-unit townhouse, perfectly positioned on the second and third floors with a raised balcony that's perfect for enjoying morning coffee or evening relaxation. This bright and spacious unit boasts fresh paint throughout, adding a vibrant feel to every room. The main floor features a functional layout with laminate flooring throughout, a welcoming kitchen with ample cupboard space, a dining area, and a cozy living room that opens onto the balcony. Convenience is key with a laundry room and storage space also located on the main floor. Upstairs, you'll find two generously sized bedrooms, including a primary bedroom with a walk-in closet, and a full bathroom with a tub/shower combo and tile flooring. As a corner unit, you'll enjoy added privacy with no neighbour on one side. The location is truly unbeatable! Benefit from the above-ground end parking stall and plentiful street parking. Located right next to the Woodview Crescent Playground & Park, and just steps away from Woodview Park, which offers baseball diamonds, Woodlands School, and Woodcreek Community Association, which offers an outdoor rink. You're also conveniently across the street from a strip mall with a daycare and Circle K. Plus, you're only a short drive away from Canyon Meadows Golf Course and the stunning trails of Fish Creek Park. This is your chance to own a fantastic townhouse in a highly desirable location - don't miss out!**

Inclusions: **Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings**  
Property Listed By: **RE/MAX First**

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





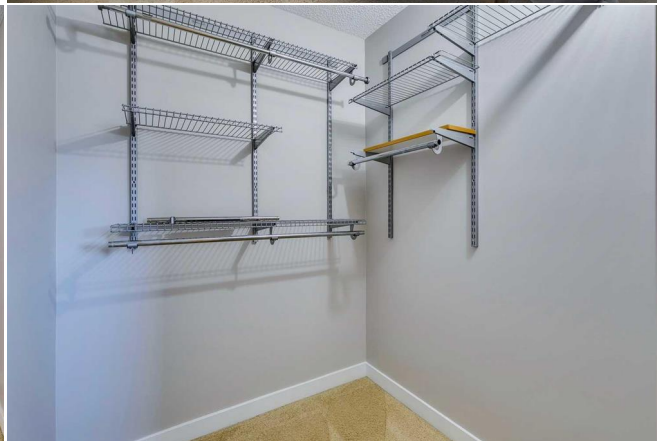


902-2200 Woodview Dr SW, Calgary, AB

2nd Floor Exterior Area 547.55 sq ft  
Interior Area 515.37 sq ft



PREPARED: 2024/06/04  
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





**902-2200 Woodview Dr SW, Calgary, AB**

Main Building: Total Exterior Area Above Grade 1170.03 sq ft



1st Floor: Exterior Area 81.21 sq ft  
 2nd Floor: Exterior Area 547.58 sq ft  
 3rd Floor: Exterior Area 541.77 sq ft  
 PREPARED: 2024/05/04  
 While regions are excluded from total floor area in OASIS floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification. **BigGuide**

